

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: PLEASANTVILLE
 Local Government Number: 63G601

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
PLEASANTVILLE BLDG & SUPPLY URBAN RENEWAL	63009	1
PLEASANTVILLE KRICHAU URBAN RENEWAL	63011	1
PLEASANTVILLE SPRINGVIEW URBAN RENEWAL	63028	1
PLEASANTVILLE JASPER ST URBAN RENEWAL	63029	1
2023 PLEASANTVILLE ADKINS URBAN RENEWAL	63035	0

TIF Debt Outstanding: 6,562,459

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	2,584	165,169	Amount of 07-01-2024 Cash Balance Restricted for LMI
TIF Revenue:	150,947		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	166		
Asset Sales & Loan Repayments:	0		
Total Revenue:	151,113		
Rebate Expenditures:	69,682		
Non-Rebate Expenditures:	81,265		
Returned to County Treasurer:	0		
Total Expenditures:	150,947		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 2,750 166,534 Amount of 06-30-2025 Cash Balance Restricted for LMI

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 6,408,762

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Urban Renewal Area Data Collection

Local Government Name: PLEASANTVILLE (63G601)
 Urban Renewal Area: PLEASANTVILLE BLDG & SUPPLY URBAN RENEWAL
 UR Area Number: 63009

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
PLEASANTVILLE CITY/PVILLE SCH/BLDG & SUPPLY INCREM	630100	630101	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**

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TIF Taxing District Data Collection

Local Government Name: PLEASANTVILLE (63G601)
 Urban Renewal Area: PLEASANTVILLE BLDG & SUPPLY URBAN RENEWAL (63009)
 TIF Taxing District Name: PLEASANTVILLE CITY/PVILLE SCH/BLDG & SUPPLY INCREM
 TIF Taxing District Inc. Number: 630101
 TIF Taxing District Base Year: 1997
 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: PLEASANTVILLE (63G601)
 Urban Renewal Area: PLEASANTVILLE KRICHAU URBAN RENEWAL
 UR Area Number: 63011

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
PVILLE CITY/PVILLE SCH/KRICHAU PROJECT TIF INCREM	630108	630109	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**

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TIF Taxing District Data Collection

Local Government Name: PLEASANTVILLE (63G601)
 Urban Renewal Area: PLEASANTVILLE KRICHAU URBAN RENEWAL (63011)
 TIF Taxing District Name: PVILLE CITY/PVILLE SCH/KRICHAU PROJECT TIF INCREM
 TIF Taxing District Inc. Number: 630109
 TIF Taxing District Base Year: 1995
 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: PLEASANTVILLE (63G601)
 Urban Renewal Area: PLEASANTVILLE SPRINGVIEW URBAN RENEWAL
 UR Area Number: 63028

UR Area Creation Date: 08/2017

UR Area Purpose: Residential housing subdivision
 and new public infrastructure
 including; streets, water, sewer and
 storm sewer.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
PVILLE CITY/PVILLE SCH/SPRINGVIEW #1 TIF INCREMENT	630170	630171	3,098,889

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	6,700,910	0	0	0	0	6,694,410	0	6,694,410
Taxable	0	3,105,389	0	0	0	0	3,098,889	0	3,098,889
Homestead Credits									15

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	2,584	165,169	Amount of 07-01-2024 Cash Balance Restricted for LMI
TIF Revenue:	97,647		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	166		
Asset Sales & Loan Repayments:	0		
Total Revenue:	97,813		
Rebate Expenditures:	69,682		
Non-Rebate Expenditures:	27,965		
Returned to County Treasurer:	0		
Total Expenditures:	97,647		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	2,750	166,534	Amount of 06-30-2025 Cash Balance Restricted for LMI
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Projects For PLEASANTVILLE SPRINGVIEW URBAN RENEWAL

LMI Requirement

Description:	Accumulating LMI revenue to pay for requirement
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

Administrative Expenses

Description:	Payment of incurred legal, admin and engineering fees
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

SprinView Housing Development

Description:	Infrastructure Costs for development
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For PLEASANTVILLE SPRINGVIEW URBAN RENEWAL

SpringView Development

Debt/Obligation Type:	Rebates
Principal:	755,985
Interest:	0
Total:	755,985
Annual Appropriation?:	Yes
Date Incurred:	07/01/2019
FY of Last Payment:	2036

LMI Requirement

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	182,344
Interest:	0
Total:	182,344
Annual Appropriation?:	Yes
Date Incurred:	07/01/2019
FY of Last Payment:	2036

Administrative Expenses

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	07/01/2019
FY of Last Payment:	2031

Non-Rebates For PLEASANTVILLE SPRINGVIEW URBAN RENEWAL

TIF Expenditure Amount:	26,365
Tied To Debt:	LMI Requirement
Tied To Project:	SprinView Housing Development

TIF Expenditure Amount:	1,600
Tied To Debt:	Administrative Expenses
Tied To Project:	SprinView Housing Development

Rebates For PLEASANTVILLE SPRINGVIEW URBAN RENEWAL

SpringView Housing Development

TIF Expenditure Amount:	0
Rebate Paid To:	Peoples Bank
Tied To Debt:	SpringView Development
Tied To Project:	SprinView Housing Development
Projected Final FY of Rebate:	2036

SpringView Housing Development

TIF Expenditure Amount:	69,682
Rebate Paid To:	Vermeer Development
Tied To Debt:	SpringView Development
Tied To Project:	SprinView Housing Development
Projected Final FY of Rebate:	2036

Income Housing For PLEASANTVILLE SPRINGVIEW 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:	25,000
Other low and moderate income housing assistance:	0

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TIF Taxing District Data Collection

Local Government Name: PLEASANTVILLE (63G601)
 Urban Renewal Area: PLEASANTVILLE SPRINGVIEW URBAN RENEWAL (63028)
 TIF Taxing District Name: PVILLE CITY/PVILLE SCH/SPRINGVIEW #1 TIF INCREMENT
 TIF Taxing District Inc. Number: 630171
 TIF Taxing District Base Year: 2018
 FY TIF Revenue First Received: 2021
 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	6,700,910	0	0	0	0	6,694,410	0	6,694,410
Taxable	0	3,105,389	0	0	0	0	3,098,889	0	3,098,889
Homestead Credits									15

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	13,190	3,098,889	3,098,889	0	0

FY 2025 TIF Revenue Received: 97,647

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Urban Renewal Area Data Collection

Local Government Name: PLEASANTVILLE (63G601)
 Urban Renewal Area: PLEASANTVILLE JASPER ST URBAN RENEWAL
 UR Area Number: 63029
 UR Area Creation Date: 11/2018
 UR Area Purpose: Economic Development

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
PVILLE CITY/PVILLE SCH/PVILLE UR JASPER ST TIF INCREMENT	630172	630173	1,691,516

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	2,024,980	0	0	0	2,024,980	0	2,024,980
Taxable	0	0	1,691,516	0	0	0	1,691,516	0	1,691,516
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:	53,300
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	53,300

Rebate Expenditures:	0
Non-Rebate Expenditures:	53,300
Returned to County Treasurer:	0
Total Expenditures:	53,300

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 PLEASANTVILLE JASPER ST URBAN RENEWAL

Jasper Street Reconstruction

Description:	Street reconstruction, storm water improvements, landscaping
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For PLEASANTVILLE JASPER ST URBAN RENEWAL

2019 GO Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	653,050
Interest:	0
Total:	653,050
Annual Appropriation?:	No
Date Incurred:	04/15/2019
FY of Last Payment:	2034

Non-Rebates For PLEASANTVILLE JASPER ST URBAN RENEWAL

TIF Expenditure Amount:	53,300
Tied To Debt:	2019 GO Bonds
Tied To Project:	Jasper Street Reconstruction

Rebates For PLEASANTVILLE JASPER ST URBAN RENEWAL

UMB Bankers Trust - Des Moines, IA

TIF Expenditure Amount:	0
Rebate Paid To:	UMB Bankers Trust Company - Entity
Tied To Debt:	2019 GO Bonds
Tied To Project:	Jasper Street Reconstruction
Projected Final FY of Rebate:	2030

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TIF Taxing District Data Collection

Local Government Name: PLEASANTVILLE (63G601)
 Urban Renewal Area: PLEASANTVILLE JASPER ST URBAN RENEWAL (63029)
 TIF Taxing District Name: PVILLE CITY/PVILLE SCH/PVILLE UR JASPER ST TIF INCREMENT
 TIF Taxing District Inc. Number: 630173
 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: 2030

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2018

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	2,024,980	0	0	0	2,024,980	0	2,024,980
Taxable	0	0	1,691,516	0	0	0	1,691,516	0	1,691,516
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,958	1,691,516	1,691,516	0	0

FY 2025 TIF Revenue Received: 53,300

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Urban Renewal Area Data Collection

Local Government Name: PLEASANTVILLE (63G601)
 Urban Renewal Area: 2023 PLEASANTVILLE ADKINS URBAN RENEWAL
 UR Area Number: 63035

UR Area Creation Date: 04/2023

UR Area Purpose: Commercial/Industrial subdivision with new infrastructure including water, sewer, storm water, and streets.

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	Amount of 07-01-2024 Cash Balance Restricted for LMI
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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 2023 PLEASANTVILLE ADKINS URBAN RENEWAL

Adkins Commercial/Industrial

Description:	Infrastructure Costs for Development
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For 2023 PLEASANTVILLE ADKINS URBAN RENEWAL

Pleasantville GO Bonds for Adkins Development

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,505,000
Interest:	119,100
Total:	2,624,100
Annual Appropriation?:	Yes
Date Incurred:	05/31/2023
FY of Last Payment:	2043

Marion County GO Bonds for Adkins Development

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,240,000
Interest:	106,980
Total:	2,346,980
Annual Appropriation?:	Yes
Date Incurred:	11/28/2023
FY of Last Payment:	2043