

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

**Levy Authority Summary**

Local Government Name: ST ANSGAR  
 Local Government Number: 66G629

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
ST ANSGAR NW URBAN RENEWAL	66003	6
ST. ANSGAR 1ST SEASON ADDITION URBAN RENEWAL	66007	2
ST ANSGAR ROCK RIDGE	66014	2

**TIF Debt Outstanding:** **4,117,706**

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:</b>	<b>629,012</b>	<b>0</b>	<b>Amount of 07-01-2024 Cash Balance Restricted for LMI</b>
---	----------------	----------	---

TIF Revenue:	684,021		
TIF Sp. Revenue Fund Interest:	1,754		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
<b>Total Revenue:</b>	<b>685,775</b>		

Rebate Expenditures:	654,644		
Non-Rebate Expenditures:	193,733		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>848,377</b>		

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b>	<b>466,410</b>	<b>0</b>	<b>Amount of 06-30-2025 Cash Balance Restricted for LMI</b>
---	----------------	----------	---

**Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance:** **2,802,919**

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**Urban Renewal Area Data Collection**

Local Government Name: ST ANSGAR (66G629)  
 Urban Renewal Area: ST ANSGAR NW URBAN RENEWAL  
 UR Area Number: 66003

UR Area Creation Date: 11/1986

UR Area Purpose: Provide opportunities, incentives, and sites for community economic development purposes, including new and expanded industrial development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
ST. ANSGAR CITY/ST ANSGAR SCH UR TIF INCREMENT	660044	660045	9,150,573
ST ANSGAR CITY/ST ANSGAR SCH/#2 UR INCREMENT	660050	660051	12,717,803
ST ANSGAR CITY AG/ST ANSGAR SCH/UR INCREMENT	660052	660053	0
ST ANSGAR CITY/ST ANSGAR SCH/#3 UR TIF INCREMENT	660056	660057	3,859,714
ST ANSGAR CITY AG/ST ANSGAR SCH/#2 UR TIF INCREMENT	660058	660059	0
ST ANSGAR/ST ANSGAR SCH/MILKHOUSE TIF INC	660138	660139	375,305

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	9,450	21,273,174	14,863,531	46,311,860	0	-44,000	82,342,515	0	82,342,515
Taxable	6,788	9,858,590	10,103,941	41,251,427	0	-44,000	61,105,246	0	61,105,246
Homestead Credits									86

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:</b>	<b>556,048</b>	<b>0</b>	<b>Amount of 07-01-2024 Cash Balance Restricted for LMI</b>
TIF Revenue:	684,021		
TIF Sp. Revenue Fund Interest:	1,754		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
<b>Total Revenue:</b>	<b>685,775</b>		
Rebate Expenditures:	654,644		
Non-Rebate Expenditures:	162,839		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>817,483</b>		

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b>	<b>424,340</b>	<b>0</b>	<b>Amount of 06-30-2025 Cash Balance Restricted for LMI</b>
---	----------------	----------	---

## Projects For ST ANSGAR NW URBAN RENEWAL

### Grain Millers Rebate 2008

Description:	C mill construction
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

### Renew Energy Rebate 2008

Description:	building construction
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

### Falk Const. Rebate 2009

Description:	building construction
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	Yes

### Wold Rebate 2010

Description:	building construction
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

### Grain Millers Rebate 2011

Description:	multiple construction listings
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

### 2008 Grain Millers Drive

Description:	road construction
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

### 2009 Renew Energy Infra

Description:	water/wastewater/street construction
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

### 2010 Ind Park expansion

Description:	water/wastewater/street construction
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

### Internal Loan

Description:	payment of incurred legal & admini expenses
--------------	---

Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

### **2013 Ind Park expansion**

Description:	water/wastewater/street construction
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

### **2012 Grain Millers Rebate**

Description:	Addn.#1 Warehouse construction
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

### **2012 Wold Rebate**

Description:	building construction
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

### **2013 Kelly Minnis Rebate**

Description:	building construction
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

### **2014 Grain Millers Rebate**

Description:	modified plant fiber bldg construction
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

### **2012/14 Wold Rebate Amendment**

Description:	building construction
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

### **2013/14 Minnis Rebate Amendment**

Description:	building construction
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

### **2018 Grain Millers Silos**

Description:	Silos
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

### **2019 Industrial Park Roads**

Description:	Roads Construction
Classification:	Roads, Bridges & Utilities

Physically Complete:	Yes
Payments Complete:	No

### **2020 Schulz/Milkhouse**

Description:	Building Construction
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

### **2021 Wold Office**

Description:	Building Construction
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

### **2022 Gonnerman Add Rebate**

Description:	Building Construction
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

### **2023 Grain Millers Truck Shop**

Description:	Building Construction
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

### **2022 Drainage, Park, Equip**

Description:	Drainage, Park, Equip
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For ST ANSGAR NW URBAN RENEWAL

### 2008 Grain Millers Rebate

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	10/13/2008
FY of Last Payment:	2019

### 2008 Renew Energy Rebate

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	12/08/2008
FY of Last Payment:	2021

### 2009 Falk Rebate

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	04/13/2009
FY of Last Payment:	2021

### 2010 Wold Rebate

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	10/11/2010
FY of Last Payment:	2022

### 2011 Grain Millers Rebate

Debt/Obligation Type:	Rebates
Principal:	761,839
Interest:	0
Total:	761,839
Annual Appropriation?:	Yes
Date Incurred:	11/14/2011
FY of Last Payment:	2027

### 2010 GO Combination Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	33,000
Interest:	2,079
Total:	35,079
Annual Appropriation?:	No
Date Incurred:	11/15/2010
FY of Last Payment:	2026

## 2013A GO Comb. Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/25/2013
FY of Last Payment:	2024

## 2012 Grain Millers Rebate

Debt/Obligation Type:	Rebates
Principal:	844,135
Interest:	0
Total:	844,135
Annual Appropriation?:	Yes
Date Incurred:	11/12/2012
FY of Last Payment:	2028

## 2012 Wold Rebate/2014 Amend

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	11/12/2012
FY of Last Payment:	2024

## 2013 Kelly Minnis Rebate/2014 Amend

Debt/Obligation Type:	Rebates
Principal:	76,938
Interest:	0
Total:	76,938
Annual Appropriation?:	Yes
Date Incurred:	11/11/2013
FY of Last Payment:	2025

## 2012 Grain Millers Rebate

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	12/10/2012
FY of Last Payment:	2015

## 2012 Wold Rebate

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/10/2012
FY of Last Payment:	2015

## 2013 Minnis Rebate

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0

Total:	0
Annual Appropriation?:	No
Date Incurred:	11/09/2013
FY of Last Payment:	2016

### **2014 Grain Millers MPF Rebate**

Debt/Obligation Type:	Rebates
Principal:	76,938
Interest:	0
Total:	76,938
Annual Appropriation?:	Yes
Date Incurred:	09/08/2016
FY of Last Payment:	2030

### **2018 Grain Miller Silos**

Debt/Obligation Type:	Rebates
Principal:	746,232
Interest:	0
Total:	746,232
Annual Appropriation?:	Yes
Date Incurred:	07/09/2018
FY of Last Payment:	2033

### **2019A Industrial Park Roads**

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	437,000
Interest:	53,929
Total:	490,929
Annual Appropriation?:	No
Date Incurred:	04/18/2019
FY of Last Payment:	2031

### **2019 Schulz/Milkhouse**

Debt/Obligation Type:	Rebates
Principal:	145,762
Interest:	0
Total:	145,762
Annual Appropriation?:	Yes
Date Incurred:	02/15/2019
FY of Last Payment:	2031

### **2022A Drainage, Park, Equip**

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	477,250
Interest:	74,555
Total:	551,805
Annual Appropriation?:	No
Date Incurred:	10/01/2022
FY of Last Payment:	2030

### **2021 Wold office addition**

Debt/Obligation Type:	Rebates
Principal:	77,458
Interest:	0
Total:	77,458
Annual Appropriation?:	Yes
Date Incurred:	02/01/2022
FY of Last Payment:	2033

### **2023 Grain Millers Truck Shop**

Debt/Obligation Type:	Rebates
Principal:	200,000
Interest:	0
Total:	200,000
Annual Appropriation?:	Yes
Date Incurred:	11/13/2023
FY of Last Payment:	2035

### **2022 Gonnerman Add Rebate**

Debt/Obligation Type:	Rebates
Principal:	50,000
Interest:	0
Total:	50,000
Annual Appropriation?:	Yes
Date Incurred:	08/08/2022
FY of Last Payment:	2035

## Non-Rebates For ST ANSGAR NW URBAN RENEWAL

TIF Expenditure Amount:	17,886
Tied To Debt:	2010 GO Combination Bond
Tied To Project:	2010 Ind Park expansion
TIF Expenditure Amount:	0
Tied To Debt:	2010 GO Combination Bond
Tied To Project:	2010 Ind Park expansion
TIF Expenditure Amount:	0
Tied To Debt:	2012 Grain Millers Rebate
Tied To Project:	2013 Ind Park expansion
TIF Expenditure Amount:	0
Tied To Debt:	2013A GO Comb. Bond
Tied To Project:	2013 Ind Park expansion
TIF Expenditure Amount:	70,099
Tied To Debt:	2019A Industrial Park Roads
Tied To Project:	2019 Industrial Park Roads
TIF Expenditure Amount:	74,854
Tied To Debt:	2022A Drainage, Park, Equip
Tied To Project:	2022 Drainage, Park, Equip

## Rebates For ST ANSGAR NW URBAN RENEWAL

### 605 Grain Millers Drive

TIF Expenditure Amount:	0
Rebate Paid To:	Grain Millers, Inc.
Tied To Debt:	2008 Grain Millers Rebate
Tied To Project:	Grain Millers Rebate 2008
Projected Final FY of Rebate:	2019

### 509 North Park Street

TIF Expenditure Amount:	0
Rebate Paid To:	RENEW Energy MCI LLC
Tied To Debt:	2008 Renew Energy Rebate
Tied To Project:	Renew Energy Rebate 2008
Projected Final FY of Rebate:	2021

### 141 West 4th Street

TIF Expenditure Amount:	0
Rebate Paid To:	L. R. Falk Construction Co.
Tied To Debt:	2009 Falk Rebate
Tied To Project:	Falk Const. Rebate 2009
Projected Final FY of Rebate:	2021

### 103 Industrial Drive

TIF Expenditure Amount:	0
Rebate Paid To:	R.A. Wold & Sons, Inc.
Tied To Debt:	2010 Wold Rebate
Tied To Project:	Wold Rebate 2010
Projected Final FY of Rebate:	2022

### 605 Grain Millers Drive

TIF Expenditure Amount:	296,734
Rebate Paid To:	Grain Miller, Inc.
Tied To Debt:	2011 Grain Millers Rebate
Tied To Project:	Grain Millers Rebate 2011
Projected Final FY of Rebate:	2027

### 605 Grain Millers Drive

TIF Expenditure Amount:	82,170
Rebate Paid To:	Grain Millers, Inc.
Tied To Debt:	2012 Grain Millers Rebate
Tied To Project:	2012 Grain Millers Rebate
Projected Final FY of Rebate:	2028

### 103 Industrial Drive/2014 Amend

TIF Expenditure Amount:	0
Rebate Paid To:	R.A. Wold & Sons, Inc
Tied To Debt:	2012 Wold Rebate
Tied To Project:	2012 Wold Rebate
Projected Final FY of Rebate:	2024

### 210 Industrial Park Drive/2014 Amend

TIF Expenditure Amount:	15,656
-------------------------	--------

Rebate Paid To:	Kelly Minnis
Tied To Debt:	2013 Minnis Rebate
Tied To Project:	2013 Kelly Minnis Rebate
Projected Final FY of Rebate:	2025

### **605 Grain Millers Drive**

TIF Expenditure Amount:	86,788
Rebate Paid To:	Grain Miller, Inc.
Tied To Debt:	2014 Grain Millers MPF Rebate
Tied To Project:	2014 Grain Millers Rebate
Projected Final FY of Rebate:	2030

### **605 Grain Millers Drive**

TIF Expenditure Amount:	146,904
Rebate Paid To:	Grain Miller, Inc
Tied To Debt:	2018 Grain Miller Silos
Tied To Project:	2018 Grain Millers Silos
Projected Final FY of Rebate:	2033

### **506 Development Parkway**

TIF Expenditure Amount:	22,524
Rebate Paid To:	Tim and Jodie Schulz
Tied To Debt:	2019 Schulz/Milkhouse
Tied To Project:	2020 Schulz/Milkhouse
Projected Final FY of Rebate:	2031

### **103 Industrial Drive**

TIF Expenditure Amount:	3,868
Rebate Paid To:	R.A. Wold & Sons, Inc
Tied To Debt:	2021 Wold office addition
Tied To Project:	2021 Wold Office
Projected Final FY of Rebate:	2032

## ♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Adjusted beginning balance correcting prior years reporting between urban renewal areas.

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2025

0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: ST ANSGAR (66G629)  
 Urban Renewal Area: ST ANSGAR NW URBAN RENEWAL (66003)  
 TIF Taxing District Name: ST. ANSGAR CITY/ST ANSGAR SCH UR TIF INCREMENT  
 TIF Taxing District Inc. Number: 660045  
 TIF Taxing District Base Year: 1992  
 FY TIF Revenue First Received: 1995  
 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	23,841,530	0	0	23,841,530	0	23,841,530
Taxable	0	0	0	21,418,130	0	0	21,418,130	0	21,418,130
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	559,903	21,418,130	9,150,573	12,267,557	320,913

FY 2025 TIF Revenue Received: 333,107

**TIF Taxing District Data Collection**

Local Government Name: ST ANSGAR (66G629)  
 Urban Renewal Area: ST ANSGAR NW URBAN RENEWAL (66003)  
 TIF Taxing District Name: ST ANSGAR CITY/ST ANSGAR SCH/#2 UR INCREMENT  
 TIF Taxing District Inc. Number: 660051  
 TIF Taxing District Base Year: 1989  
 FY TIF Revenue First Received: 1997  
 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	20,271,754	11,067,181	14,630,930	0	-40,000	45,861,615	0	45,861,615
Taxable	0	9,394,504	7,444,099	13,037,350	0	-40,000	29,767,703	0	29,767,703
Homestead Credits									83

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	8,118,670	29,767,703	12,717,803	17,049,900	446,016

FY 2025 TIF Revenue Received: 100,325

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: ST ANSGAR (66G629)  
 Urban Renewal Area: ST ANSGAR NW URBAN RENEWAL (66003)  
 TIF Taxing District Name: ST ANSGAR CITY AG/ST ANSGAR SCH/UR INCREMENT  
 TIF Taxing District Inc. Number: 660053  
 TIF Taxing District Base Year: 1989  
 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	740	0	0	0	0

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: ST ANSGAR (66G629)  
 Urban Renewal Area: ST ANSGAR NW URBAN RENEWAL (66003)  
 TIF Taxing District Name: ST ANSGAR CITY/ST ANSGAR SCH/#3 UR TIF INCREMENT  
 TIF Taxing District Inc. Number: 660057  
 TIF Taxing District Base Year: 1992  
 FY TIF Revenue First Received: 2015  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2030

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	1,001,420	3,796,350	6,805,150	0	-4,000	11,595,670	0	11,595,670
Taxable	0	464,086	2,659,842	5,917,495	0	-4,000	9,034,173	0	9,034,173
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	210,300	9,034,173	3,859,714	5,174,459	135,361

FY 2025 TIF Revenue Received: 240,772

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: ST ANSGAR (66G629)  
 Urban Renewal Area: ST ANSGAR NW URBAN RENEWAL (66003)  
 TIF Taxing District Name: ST ANSGAR CITY AG/ST ANSGAR SCH/#2 UR TIF INCREMENT  
 TIF Taxing District Inc. Number: 660059  
 TIF Taxing District Base Year: 1992  
 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	9,450	0	0	0	0	0	9,450	0	9,450
Taxable	6,788	0	0	0	0	0	6,788	0	6,788
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	79,260	0	0	0	0

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: ST ANSGAR (66G629)  
 Urban Renewal Area: ST ANSGAR NW URBAN RENEWAL (66003)  
 TIF Taxing District Name: ST ANSGAR/ST ANSGAR SCH/MILKHOUSE TIF INC  
 TIF Taxing District Inc. Number: 660139  
 TIF Taxing District Base Year: 0  
 FY TIF Revenue First Received: 2022  
 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	1,034,250	0	0	1,034,250	0	1,034,250
Taxable	0	0	0	878,452	0	0	878,452	0	878,452
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	36,000	878,452	375,305	503,147	13,162

FY 2025 TIF Revenue Received: 9,817

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**Urban Renewal Area Data Collection**

Local Government Name: ST ANSGAR (66G629)  
 Urban Renewal Area: ST. ANSGAR 1ST SEASON ADDITION URBAN RENEWAL  
 UR Area Number: 66007

UR Area Creation Date: 08/2007

UR Area Purpose: The City's objective in this Urban Renewal Area is to promote new residential development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
ST. ANSGAR CITY/ST. ANSGAR SCH/UR TIF INCREMENT	660095	660096	0
ST. ANSGAR CITY ST. ANSGAR SCH SEASON'S 2ND ADD. TIF INCREMENT	660105	660106	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	11,499,300	0	0	0	-24,000	11,436,300	0	11,436,300
Taxable	0	5,329,104	0	0	0	-24,000	5,266,104	0	5,266,104
Homestead Credits									33

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	72,964	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		
<b>Total Revenue:</b>	<b>0</b>		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	30,894		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>30,894</b>		

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b>	<b>42,070</b>	<b>0</b>	<b>Amount of 06-30-2025 Cash Balance Restricted for LMI</b>
---	---------------	----------	---

## Projects For ST. ANSGAR 1ST SEASON ADDITION URBAN RENEWAL

### 2008 Seasons Housing Dev

Description:	water, sanitary sewer & road construction
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

### 2010 Seasons 1st Addition

Description:	water, sanitary sewer & road construction
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### 2013 Seasons 2nd Addition

Description:	water, sanitary sewer & road construction
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

## Debts/Obligations For ST. ANSGAR 1ST SEASON ADDITION URBAN RENEWAL

### 2008 GO Combination Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	10/12/2008
FY of Last Payment:	2015

### 2010 GO Combination Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	57,000
Interest:	3,591
Total:	60,591
Annual Appropriation?:	No
Date Incurred:	11/15/2010
FY of Last Payment:	2026

### 2013A GO Combination Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/25/2013
FY of Last Payment:	2024

### 2013 GO Combined Loan

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/25/2013
FY of Last Payment:	2018

## Non-Rebates For ST. ANSGAR 1ST SEASON ADDITION URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	2008 GO Combination Bond
Tied To Project:	2008 Seasons Housing Dev

TIF Expenditure Amount:	30,894
Tied To Debt:	2010 GO Combination Bond
Tied To Project:	2010 Seasons 1st Addition

TIF Expenditure Amount:	0
Tied To Debt:	2013A GO Combination Bond
Tied To Project:	2013 Seasons 2nd Addition

TIF Expenditure Amount:	0
Tied To Debt:	2013 GO Combined Loan
Tied To Project:	2013 Seasons 2nd Addition

## ◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

I have made an adjustment to the beginning balance to reflect what has actually been received and paid out. I looked back through 2012 and saw incorrect information entered as receipts and payments through the years.

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2025

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: ST ANSGAR (66G629)  
 Urban Renewal Area: ST. ANSGAR 1ST SEASON ADDITION URBAN RENEWAL (66007)  
 TIF Taxing District Name: ST. ANSGAR CITY/ST. ANSGAR SCH/UR TIF INCREMENT  
 TIF Taxing District Inc. Number: 660096  
 TIF Taxing District Base Year: 2007  
 FY TIF Revenue First Received: 2010  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	08/2007

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	4,363,730	0	0	0	-8,000	4,339,480	0	4,339,480
Taxable	0	2,022,275	0	0	0	-8,000	1,998,025	0	1,998,025
Homestead Credits									15

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	57,390	1,998,025	0	1,998,025	52,267

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: ST ANSGAR (66G629)  
 Urban Renewal Area: ST. ANSGAR 1ST SEASON ADDITION URBAN RENEWAL (66007)  
 TIF Taxing District Name: ST. ANSGAR CITY ST. ANSGAR SCH SEASON'S 2ND ADD. TIF INCREMENT  
 TIF Taxing District Inc. Number: 660106  
 TIF Taxing District Base Year: 2012  
 FY TIF Revenue First Received: 2014  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	08/2012

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	7,135,570	0	0	0	-16,000	7,096,820	0	7,096,820
Taxable	0	3,306,829	0	0	0	-16,000	3,268,079	0	3,268,079
Homestead Credits									18

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	221,100	3,268,079	0	3,268,079	85,491

FY 2025 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**Urban Renewal Area Data Collection**

Local Government Name: ST ANSGAR (66G629)  
 Urban Renewal Area: ST ANSGAR ROCK RIDGE  
 UR Area Number: 66014

UR Area Creation Date: 07/2022

UR Area Purpose: The objective of the City is to increase the number of housing units in the City that are safe, attractive and comfortable.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
ST ANSGAR	660132	660133	0
ST ANSGAR AG	660134	660135	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	12,140	0	0	0	0	0	12,140	0	12,140
Taxable	8,723	0	0	0	0	0	8,723	0	8,723
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
<b>Total Revenue:</b>	<b>0</b>

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

**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: ST ANSGAR (66G629)  
 Urban Renewal Area: ST ANSGAR ROCK RIDGE (66014)  
 TIF Taxing District Name: ST ANSGAR  
 TIF Taxing District Inc. Number: 660133  
 TIF Taxing District Base Year: 2020  
 FY TIF Revenue First Received: 2025  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2040

UR Designation	
Slum	No
Blighted	No
Economic Development	07/2022

**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

**TIF Taxing District Data Collection**

Local Government Name: ST ANSGAR (66G629)  
 Urban Renewal Area: ST ANSGAR ROCK RIDGE (66014)  
 TIF Taxing District Name: ST ANSGAR AG  
 TIF Taxing District Inc. Number: 660135  
 TIF Taxing District Base Year: 2020  
 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	12,140	0	0	0	0	0	12,140	0	12,140
Taxable	8,723	0	0	0	0	0	8,723	0	8,723
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	33,740	0	0	0	0

FY 2025 TIF Revenue Received: 0