

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: ONAWA
 Local Government Number: 67G635

Active Urban Renewal Areas

ONAWA URBAN RENEWAL

**U.R. # of Tif Taxing
Districts**
67002 10

TIF Debt Outstanding: 2,821,410

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	79,506	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	412,698		
Asset Sales & Loan Repayments:	0		
Total Revenue:	412,698		

Rebate Expenditures:	0		
Non-Rebate Expenditures:	492,204		
Returned to County Treasurer:	0		
Total Expenditures:	492,204		

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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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance: 2,329,206**

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Urban Renewal Area Data Collection

Local Government Name: ONAWA (67G635)
 Urban Renewal Area: ONAWA URBAN RENEWAL
 UR Area Number: 67002

UR Area Creation Date: 07/1994

UR Area Purpose: Economic development - see attached

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
ONAWA CITY/WEST MONONA SCH/ONAWA UR INCREM	670400	670401	14,730,312
ONAWA CITY/WEST MONONA SCH/ONAWA UR AMEND 1 INCREM	670402	670403	0
ONAWA CITY/WEST MONONA SCH/ONAWA UR AMEND 2 INCREM	670404	670405	0
ONAWA CITY AG/WEST MONONA SCH/ONAWA AG UR INCREM	670420	670421	0
ONAWA CITY AG/WEST MONONA SCH/ONAWA AG UR AMEND 1 INCREM	670422	670423	0
ONAWA CITY AG/WEST MONONA SCH/ONAWA AG UR AMEND 2 INCREM	670424	670425	0
FRANKLIN TWP/WEST MONONA SCH/ONAWA UR INCREM	670440	670441	0
ONAWA CITY/WEST MONONA SCH/ONAWA UR AMEND 3 INCREM	670442	670443	0
ONAWA CITY AG/WEST MONONA SCH/ONAWA AG UR AMEND 3 INCREM	670444	670445	0
ONAWA CITY/WEST MONONA SCH/ONAWA UR AMEND 9 INCR	670628	670629	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	8,536,326	14,873,846	908,497	0	-24,000	24,258,919	0	24,258,919
Taxable	0	3,955,972	11,789,219	752,162	0	-24,000	16,437,603	0	16,437,603
Homestead Credits									31

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **79,506** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	412,698
Asset Sales & Loan Repayments:	0
Total Revenue:	412,698

Rebate Expenditures:	0
Non-Rebate Expenditures:	492,204
Returned to County Treasurer:	0
Total Expenditures:	492,204

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 ONAWA URBAN RENEWAL

Administrative Expenses

Description:	Miscellaneous fees and expenses
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

2017 Street Improvements

Description:	Improvements 20th & Cameo
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Street/Bridge Projects

Description:	Improvements to various st/240th St Bridge
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

2019 Street Improvements

Description:	2019 Street Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

4 to 3 Lane Conversion

Description:	4 to 3 Lane Conversion
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For ONAWA URBAN RENEWAL

FY 24 Administrative Expenses

Debt/Obligation Type:	Internal Loans
Principal:	22,486
Interest:	0
Total:	22,486
Annual Appropriation?:	Yes
Date Incurred:	07/01/2018
FY of Last Payment:	2026

2017 Street Improvements

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	680,000
Interest:	132,617
Total:	812,617
Annual Appropriation?:	Yes
Date Incurred:	07/01/2018
FY of Last Payment:	2029

Streets/Bridges

Debt/Obligation Type:	Internal Loans
Principal:	43,037
Interest:	0
Total:	43,037
Annual Appropriation?:	No
Date Incurred:	07/01/2018
FY of Last Payment:	2027

2019 Street Improvements

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	377,500
Interest:	51,858
Total:	429,358
Annual Appropriation?:	Yes
Date Incurred:	07/01/2020
FY of Last Payment:	2034

4 to 3 Lane Conversion

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,500,000
Interest:	0
Total:	1,500,000
Annual Appropriation?:	Yes
Date Incurred:	12/27/2023
FY of Last Payment:	2043

FY 25 Administrative Expenses

Debt/Obligation Type:	Internal Loans
Principal:	13,912
Interest:	0
Total:	13,912
Annual Appropriation?:	Yes
Date Incurred:	07/02/2024
FY of Last Payment:	2027

Non-Rebates For ONAWA URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	FY 24 Administrative Expenses
Tied To Project:	Administrative Expenses
TIF Expenditure Amount:	458,766
Tied To Debt:	2017 Street Improvements
Tied To Project:	2017 Street Improvements
TIF Expenditure Amount:	0
Tied To Debt:	Streets/Bridges
Tied To Project:	Street/Bridge Projects
TIF Expenditure Amount:	3,438
Tied To Debt:	2019 Street Improvements
Tied To Project:	2019 Street Improvements
TIF Expenditure Amount:	30,000
Tied To Debt:	4 to 3 Lane Conversion
Tied To Project:	4 to 3 Lane Conversion
TIF Expenditure Amount:	0
Tied To Debt:	FY 25 Administrative Expenses
Tied To Project:	Administrative Expenses

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TIF Taxing District Data Collection

Local Government Name: ONAWA (67G635)
 Urban Renewal Area: ONAWA URBAN RENEWAL (67002)
 TIF Taxing District Name: ONAWA CITY/WEST MONONA SCH/ONAWA UR INCREM
 TIF Taxing District Inc. Number: 670401
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 1995
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1994

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	8,536,326	14,873,846	908,497	0	-24,000	24,258,919	0	24,258,919
Taxable	0	3,955,972	11,789,219	752,162	0	-24,000	16,437,603	0	16,437,603
Homestead Credits									31

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	2,676,115	16,437,603	14,730,312	1,707,291	47,833

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: ONAWA (67G635)
 Urban Renewal Area: ONAWA URBAN RENEWAL (67002)
 TIF Taxing District Name: ONAWA CITY/WEST MONONA SCH/ONAWA UR AMEND 1 INCREM
 TIF Taxing District Inc. Number: 670403
 TIF Taxing District Base Year: 1997
 FY TIF Revenue First Received:
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2018

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1994

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	8,562,469	0	0	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: ONAWA (67G635)
 Urban Renewal Area: ONAWA URBAN RENEWAL (67002)
 TIF Taxing District Name: ONAWA CITY/WEST MONONA SCH/ONAWA UR AMEND 2 INCREM
 TIF Taxing District Inc. Number: 670405
 TIF Taxing District Base Year: 1997
 FY TIF Revenue First Received:
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2018

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1998

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	7,978,897	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: ONAWA (67G635)
 Urban Renewal Area: ONAWA URBAN RENEWAL (67002)
 TIF Taxing District Name: ONAWA CITY AG/WEST MONONA SCH/ONAWA AG UR INCREM
 TIF Taxing District Inc. Number: 670421
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received:
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2018

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1994

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	241,694	0	0	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: ONAWA (67G635)
 Urban Renewal Area: ONAWA URBAN RENEWAL (67002)
 TIF Taxing District Name: ONAWA CITY AG/WEST MONONA SCH/ONAWA AG UR AMEND 1 INCREM
 TIF Taxing District Inc. Number: 670423
 TIF Taxing District Base Year: 1997
 FY TIF Revenue First Received:

UR Designation	
Slum	No
Blighted	No
Economic Development	01/1998

 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 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	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	180,616	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: ONAWA (67G635)
 Urban Renewal Area: ONAWA URBAN RENEWAL (67002)
 TIF Taxing District Name: ONAWA CITY AG/WEST MONONA SCH/ONAWA AG UR AMEND 2 INCREM
 TIF Taxing District Inc. Number: 670425
 TIF Taxing District Base Year: 1997
 FY TIF Revenue First Received:

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1998

 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 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	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	1,094	0	0	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: ONAWA (67G635)
 Urban Renewal Area: ONAWA URBAN RENEWAL (67002)
 TIF Taxing District Name: FRANKLIN TWP/WEST MONONA SCH/ONAWA UR INCREM
 TIF Taxing District Inc. Number: 670441
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received:
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2018

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1994

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	2,604,188	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: ONAWA (67G635)
 Urban Renewal Area: ONAWA URBAN RENEWAL (67002)
 TIF Taxing District Name: ONAWA CITY/WEST MONONA SCH/ONAWA UR AMEND 3 INCREM
 TIF Taxing District Inc. Number: 670443
 TIF Taxing District Base Year: 2011
 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	14,665,083	0	0	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: ONAWA (67G635)
 Urban Renewal Area: ONAWA URBAN RENEWAL (67002)
 TIF Taxing District Name: ONAWA CITY AG/WEST MONONA SCH/ONAWA AG UR AMEND 3 INCREM
 TIF Taxing District Inc. Number: 670445
 TIF Taxing District Base Year: 2011
 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	1,256,857	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: ONAWA (67G635)
 Urban Renewal Area: ONAWA URBAN RENEWAL (67002)
 TIF Taxing District Name: ONAWA CITY/WEST MONONA SCH/ONAWA UR AMEND 9 INCR
 TIF Taxing District Inc. Number: 670629
 TIF Taxing District Base Year: 2021
 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	34,148,231	0	0	0	0

FY 2025 TIF Revenue Received: 0