

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

**Levy Authority Summary**

Local Government Name: CLARINDA  
 Local Government Number: 73G674

| Active Urban Renewal Areas                  | U.R. # | # of Tif Taxing Districts |
|---|--------|---------------------------|
| CLARINDA CITY CLARINDA SCHOOL CLAR HOTEL UR | 73001  | 1                         |
| CLARINDA WALNUT HILLS URBAN RENEWAL         | 73002  | 1                         |
| CLARINDA #1 URBAN RENEWAL                   | 73004  | 3                         |
| CLARINDA AGRILAND FS URBAN RENEWAL          | 73006  | 1                         |
| CLARINDA 2022 COMMERCIAL URBAN RENEWAL      | 73007  | 1                         |

**TIF Debt Outstanding: 2,590,556**

| TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: |                | Amount of 07-01-2024 Cash Balance Restricted for LMI |  |
|--|----------------|--|--|
|  | <b>166,560</b> | <b>0</b>   |  |
| TIF Revenue:                                     | 251,432        |  |  |
| TIF Sp. Revenue Fund Interest:                   | 0              |  |  |
| Property Tax Replacement Claims                  | 0              |  |  |
| Asset Sales & Loan Repayments:                   | -47,105        |  |  |
| <b>Total Revenue:</b>                            | <b>204,327</b> |  |  |
| Rebate Expenditures:                             | 119,773        |  |  |
| Non-Rebate Expenditures:                         | 0              |  |  |
| Returned to County Treasurer:                    | 0              |  |  |
| <b>Total Expenditures:</b>                       | <b>119,773</b> |  |  |

| TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: |                | Amount of 06-30-2025 Cash Balance Restricted for LMI |  |
|--|----------------|--|--|
|  | <b>251,114</b> | <b>0</b>   |  |

**Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 2,219,669**

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**Urban Renewal Area Data Collection**

Local Government Name: CLARINDA (73G674)  
 Urban Renewal Area: CLARINDA CITY CLARINDA SCHOOL CLAR HOTEL UR  
 UR Area Number: 73001

UR Area Creation Date: 10/2017

UR Area Purpose: To provide direct economic development assistance to enhance the City's attractiveness to businesses, developers and overall redevelopment efforts as associated with commercial and industrial business.

| Tax Districts within this Urban Renewal Area           | Base No. | Increment No. | Increment Value Used |
|--|----------|---------------|----------------------|
| CLARINDA CITY/CLARINDA SCHOOL CLAR HOTEL TIF INCREMENT | 730089   | 730090        | 1,872,531            |

**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           | 2,151,670  | 0          | 0     | 0        | 2,151,670 | 0                    | 2,151,670 |
| Taxable           | 0            | 0           | 1,872,531  | 0          | 0     | 0        | 1,872,531 | 0                    | 1,872,531 |
| Homestead Credits |              |             |            |            |       |          |           |                      | 0         |

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:** **7,056** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

|                                 |               |
|---------------------------------|---------------|
| TIF Revenue:                    | 62,078        |
| TIF Sp. Revenue Fund Interest:  | 0             |
| Property Tax Replacement Claims | 0             |
| Asset Sales & Loan Repayments:  | 0             |
| <b>Total Revenue:</b>           | <b>62,078</b> |

|                               |               |
|-------------------------------|---------------|
| Rebate Expenditures:          | 63,680        |
| Non-Rebate Expenditures:      | 0             |
| Returned to County Treasurer: | 0             |
| <b>Total Expenditures:</b>    | <b>63,680</b> |

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:** **5,454** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

## Projects For CLARINDA CITY CLARINDA SCHOOL CLAR HOTEL UR

### Clarinda Boulder Inn LLC

|                      |  |
|----------------------|--|
| Description:         | Build New Hotel                            |
| Classification:      | Commercial - hotels and conference centers |
| Physically Complete: | Yes  |
| Payments Complete:   | No   |

## Debts/Obligations For CLARINDA CITY CLARINDA SCHOOL CLAR HOTEL UR

### Boulders Inn Clarinda LLC

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 477,919    |
| Interest:              | 0          |
| Total:                 | 477,919    |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 11/10/2017 |
| FY of Last Payment:    | 2030       |

## Rebates For CLARINDA CITY CLARINDA SCHOOL CLAR HOTEL UR

### Clarinda Boulders Inn LLC

|                               |                           |
|-------------------------------|---------------------------|
| TIF Expenditure Amount:       | 63,680                    |
| Rebate Paid To:               | Clarinda Boulders Inn LLC |
| Tied To Debt:                 | Boulders Inn Clarinda LLC |
| Tied To Project:              | Clarinda Boulder Inn LLC  |
| Projected Final FY of Rebate: | 2030                      |

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**TIF Taxing District Data Collection**

Local Government Name: CLARINDA (73G674)  
 Urban Renewal Area: CLARINDA CITY CLARINDA SCHOOL CLAR HOTEL UR (73001)  
 TIF Taxing District Name: CLARINDA CITY/CLARINDA SCHOOL CLAR HOTEL TIF INCREMENT  
 TIF Taxing District Inc. Number: 730090  
 TIF Taxing District Base Year: 2018  
 FY TIF Revenue First Received: 2021  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2037

| UR Designation       |         |
|----------------------|---------|
| Slum                 | No      |
| Blighted             | No      |
| Economic Development | 10/2017 |

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           | 2,151,670  | 0          | 0     | 0        | 2,151,670 | 0                    | 2,151,670 |
| Taxable           | 0            | 0           | 1,872,531  | 0          | 0     | 0        | 1,872,531 | 0                    | 1,872,531 |
| Homestead Credits |              |             |            |            |       |          |           |                      | 0         |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 130,200           | 1,872,531           | 1,872,531      | 0                  | 0                          |

FY 2025 TIF Revenue Received: 62,078

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**Urban Renewal Area Data Collection**

Local Government Name: CLARINDA (73G674)  
 Urban Renewal Area: CLARINDA WALNUT HILLS URBAN RENEWAL  
 UR Area Number: 73002

UR Area Creation Date: 02/2019

To provide public gains and benefits in the creation of jobs and housing and will add diversity and generate new opportunities for Clarinda and IA economies, which are warranted in comparison to the amount of the proposed property tax incentives.

UR Area Purpose:

**Tax Districts within this Urban Renewal Area**

|  | Base No. | Increment No. | Increment Value Used |
|--|----------|---------------|----------------------|
| CLARINDA CITY/CLARINDA SCH/WALNUT HILLS TIF INCREM | 730091   | 730092        | 1,435,794            |

**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            | 3,120,860   | 0          | 0          | 0     | -4,000   | 3,116,860 | 0                    | 3,116,860 |
| Taxable           | 0            | 1,446,294   | 0          | 0          | 0     | -4,000   | 1,435,794 | 0                    | 1,435,794 |
| Homestead Credits |              |             |            |            |       |          |           |                      | 7         |

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:** **41** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

|                                 |            |
|---------------------------------|------------|
| TIF Revenue:                    | 47,064     |
| TIF Sp. Revenue Fund Interest:  | 0          |
| Property Tax Replacement Claims | 0          |
| Asset Sales & Loan Repayments:  | -47,105    |
| <b>Total Revenue:</b>           | <b>-41</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**

## Projects For CLARINDA WALNUT HILLS URBAN RENEWAL

### Walnut Hills Subdivision

|                      |   |
|----------------------|---|
| Description:         | Housing Subdivision                           |
| Classification:      | Residential property (classified residential) |
| Physically Complete: | No  |
| Payments Complete:   | No  |

## Debts/Obligations For CLARINDA WALNUT HILLS URBAN RENEWAL

### Walnut Hills Subdivision

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 250,000    |
| Interest:              | 0          |
| Total:                 | 250,000    |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 05/01/2019 |
| FY of Last Payment:    | 2037       |

## Rebates For CLARINDA WALNUT HILLS URBAN RENEWAL

### Walnut Hills Subdivision

|                               |                          |
|-------------------------------|--------------------------|
| TIF Expenditure Amount:       | 0                        |
| Rebate Paid To:               | Justin & Megan Walter    |
| Tied To Debt:                 | Walnut Hills Subdivision |
| Tied To Project:              | Walnut Hills Subdivision |
| Projected Final FY of Rebate: | 2037                     |

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**TIF Taxing District Data Collection**

Local Government Name: CLARINDA (73G674)  
 Urban Renewal Area: CLARINDA WALNUT HILLS URBAN RENEWAL (73002)  
 TIF Taxing District Name: CLARINDA CITY/CLARINDA SCH/WALNUT HILLS TIF INCREM  
 TIF Taxing District Inc. Number: 730092  
 TIF Taxing District Base Year: 2019  
 FY TIF Revenue First Received: 2022  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2037

| UR Designation       |         |
|----------------------|---------|
| Slum                 | No      |
| Blighted             | No      |
| Economic Development | 02/2019 |

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            | 3,120,860   | 0          | 0          | 0     | -4,000   | 3,116,860 | 0                    | 3,116,860 |
| Taxable           | 0            | 1,446,294   | 0          | 0          | 0     | -4,000   | 1,435,794 | 0                    | 1,435,794 |
| Homestead Credits |              |             |            |            |       |          |           |                      | 7         |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 12,710            | 1,435,794           | 1,435,794      | 0                  | 0                          |

FY 2025 TIF Revenue Received: 47,064

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**Urban Renewal Area Data Collection**

Local Government Name: CLARINDA (73G674)  
 Urban Renewal Area: CLARINDA #1 URBAN RENEWAL  
 UR Area Number: 73004

UR Area Creation Date: 11/2002

To provide direct economic development assistance to enhance the City's attractiveness to businesses, developers and overall redevelopment efforts as associated with commercial and industrial business.

UR Area Purpose:

| Tax Districts within this Urban Renewal Area | Base No. | Increment No. | Increment Value Used |
|--|----------|---------------|----------------------|
| CLARINDA CITY/CLARINDA SCH/#1 UR INCR        | 730074   | 730075        | 0                    |
| CLARINDA CITY AG/CLARINDA SCH/#1 UR INCR     | 730076   | 730077        | 0                    |
| CLARINDA/CLARINDA/AMENDMENT #1 TIF INC       | 730087   | 730088        | 1,591,789            |

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

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total      | Gas/Electric Utility | Total      |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed          | 43,470       | 7,068,972   | 28,725,148 | 1,272,500  | 0     | -16,000  | 37,094,090 | 0                    | 37,094,090 |
| Taxable           | 31,227       | 3,275,958   | 21,119,773 | 948,792    | 0     | -16,000  | 25,337,000 | 0                    | 25,337,000 |
| Homestead Credits |              |             |            |            |       |          |            |                      | 16         |

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:** **Amount of 07-01-2024 Cash Balance Restricted for LMI**  
 20,075 0

|                                 |               |
|---------------------------------|---------------|
| TIF Revenue:                    | 54,065        |
| TIF Sp. Revenue Fund Interest:  | 0             |
| Property Tax Replacement Claims | 0             |
| Asset Sales & Loan Repayments:  | 0             |
| <b>Total Revenue:</b>           | <b>54,065</b> |

|                               |               |
|-------------------------------|---------------|
| Rebate Expenditures:          | 53,945        |
| Non-Rebate Expenditures:      | 0             |
| Returned to County Treasurer: | 0             |
| <b>Total Expenditures:</b>    | <b>53,945</b> |

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:** **Amount of 06-30-2025 Cash Balance Restricted for LMI**  
 20,195 0

## Projects For CLARINDA #1 URBAN RENEWAL

### Bank Iowa

|                      |                     |
|----------------------|---------------------|
| Description:         | Build New Bank      |
| Classification:      | Commercial - retail |
| Physically Complete: | Yes                 |
| Payments Complete:   | No                  |

## Debts/Obligations For CLARINDA #1 URBAN RENEWAL

### Bank Iowa

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 712,637    |
| Interest:              | 0          |
| Total:                 | 712,637    |
| Annual Appropriation?: | No         |
| Date Incurred:         | 04/06/2020 |
| FY of Last Payment:    | 2036       |

## Rebates For CLARINDA #1 URBAN RENEWAL

### Bank Iowa

|                               |           |
|-------------------------------|-----------|
| TIF Expenditure Amount:       | 53,945    |
| Rebate Paid To:               | Bank Iowa |
| Tied To Debt:                 | Bank Iowa |
| Projected Final FY of Rebate: | 2036      |

### Scooters

|                               |          |
|-------------------------------|----------|
| TIF Expenditure Amount:       | 0        |
| Rebate Paid To:               | Scooters |
| Projected Final FY of Rebate: | 2034     |

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**TIF Taxing District Data Collection**

Local Government Name: CLARINDA (73G674)  
 Urban Renewal Area: CLARINDA #1 URBAN RENEWAL (73004)  
 TIF Taxing District Name: CLARINDA CITY/CLARINDA SCH/#1 UR INCR  
 TIF Taxing District Inc. Number: 730075  
 TIF Taxing District Base Year: 2002  
 FY TIF Revenue First Received: 2022  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2040

| UR Designation       |         |
|----------------------|---------|
| Slum                 | No      |
| Blighted             | No      |
| Economic Development | 04/2021 |

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            | 6,274,680   | 19,314,940 | 1,272,500  | 0     | -12,000  | 26,850,120 | 0                    | 26,850,120 |
| Taxable           | 0            | 2,907,861   | 15,159,823 | 948,792    | 0     | -12,000  | 18,981,726 | 0                    | 18,981,726 |
| Homestead Credits |              |             |            |            |       |          |            |                      | 14         |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 6,608,879         | 18,981,726          | 0              | 18,981,726         | 645,516                    |

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: CLARINDA (73G674)  
 Urban Renewal Area: CLARINDA #1 URBAN RENEWAL (73004)  
 TIF Taxing District Name: CLARINDA CITY AG/CLARINDA SCH/#1 UR INCR  
 TIF Taxing District Inc. Number: 730077  
 TIF Taxing District Base Year: 2002  
 FY TIF Revenue First Received: 2005  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2040

| UR Designation       |         |
|----------------------|---------|
| Slum                 | No      |
| Blighted             | No      |
| Economic Development | 11/2002 |

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total  | Gas/Electric Utility | Total  |
|-------------------|--------------|-------------|------------|------------|-------|----------|--------|----------------------|--------|
| Assessed          | 43,470       | 0           | 0          | 0          | 0     | 0        | 43,470 | 0                    | 43,470 |
| Taxable           | 31,227       | 0           | 0          | 0          | 0     | 0        | 31,227 | 0                    | 31,227 |
| Homestead Credits |              |             |            |            |       |          |        |                      | 0      |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 31,898            | 11,572              | 0              | 11,572             | 254                        |

FY 2025 TIF Revenue Received: 0

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**TIF Taxing District Data Collection**

Local Government Name: CLARINDA (73G674)  
 Urban Renewal Area: CLARINDA #1 URBAN RENEWAL (73004)  
 TIF Taxing District Name: CLARINDA/CLARINDA/AMENDMENT #1 TIF INC  
 TIF Taxing District Inc. Number: 730088  
 TIF Taxing District Base Year: 2014  
 FY TIF Revenue First Received: 2022  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2040

| UR Designation       |         |
|----------------------|---------|
| Slum                 | No      |
| Blighted             | No      |
| Economic Development | 04/2021 |

**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            | 794,292     | 9,410,208  | 0          | 0     | -4,000   | 10,200,500 | 0                    | 10,200,500 |
| Taxable           | 0            | 368,097     | 5,959,950  | 0          | 0     | -4,000   | 6,324,047  | 0                    | 6,324,047  |
| Homestead Credits |              |             |            |            |       |          |            |                      | 2          |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 5,741,556         | 4,462,944           | 1,591,789      | 2,871,155          | 97,640                     |

FY 2025 TIF Revenue Received: 54,065

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**Urban Renewal Area Data Collection**

Local Government Name: CLARINDA (73G674)  
 Urban Renewal Area: CLARINDA AGRILAND FS URBAN RENEWAL  
 UR Area Number: 73006

UR Area Creation Date: 07/2019

UR Area Purpose: To provide direct economic development assistance to enhance the City's attractiveness to businesses, developers and overall redevelopment efforts as associated with commercial and industrial business.

| Tax Districts within this Urban Renewal Area   | Base No. | Increment No. | Increment Value Used |
|--|----------|---------------|----------------------|
| CLARINDA CITY/CLARINDA SCH/AGRILAND TIF INCREM | 730093   | 730094        | 2,702,972            |

**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           | 5,225,150  | 0          | 0     | 0        | 5,225,150 | 0                    | 5,225,150 |
| Taxable           | 0            | 0           | 4,637,149  | 0          | 0     | 0        | 4,637,149 | 0                    | 4,637,149 |
| Homestead Credits |              |             |            |            |       |          |           |                      | 0         |

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:** 139,388      **0**      **Amount of 07-01-2024 Cash Balance Restricted for LMI**

|                                 |               |
|---------------------------------|---------------|
| TIF Revenue:                    | 88,225        |
| TIF Sp. Revenue Fund Interest:  | 0             |
| Property Tax Replacement Claims | 0             |
| Asset Sales & Loan Repayments:  | 0             |
| <b>Total Revenue:</b>           | <b>88,225</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:** 227,613      **0**      **Amount of 06-30-2025 Cash Balance Restricted for LMI**

## Projects For CLARINDA AGRILAND FS URBAN RENEWAL

### Agriland F.S.

|                      |                         |
|----------------------|-------------------------|
| Description:         | Expansion of Grain Bins |
| Classification:      | Commercial - retail     |
| Physically Complete: | Yes                     |
| Payments Complete:   | No                      |

## Debts/Obligations For CLARINDA AGRILAND FS URBAN RENEWAL

### Agriland FS, Inc.

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 1,000,000  |
| Interest:              | 0          |
| Total:                 | 1,000,000  |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 07/10/2019 |
| FY of Last Payment:    | 2032       |

## Rebates For CLARINDA AGRILAND FS URBAN RENEWAL

### Agriland FS, Inc.

|                               |                   |
|-------------------------------|-------------------|
| TIF Expenditure Amount:       | 0                 |
| Rebate Paid To:               | Agriland FS, Inc. |
| Tied To Debt:                 | Agriland FS, Inc. |
| Tied To Project:              | Agriland F.S.     |
| Projected Final FY of Rebate: | 2032              |

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**TIF Taxing District Data Collection**

Local Government Name: CLARINDA (73G674)  
 Urban Renewal Area: CLARINDA AGRILAND FS URBAN RENEWAL (73006)  
 TIF Taxing District Name: CLARINDA CITY/CLARINDA SCH/AGRILAND TIF INCREM  
 TIF Taxing District Inc. Number: 730094  
 TIF Taxing District Base Year: 2020  
 FY TIF Revenue First Received: 2023  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2042

| UR Designation       |         |
|----------------------|---------|
| Slum                 | No      |
| Blighted             | No      |
| Economic Development | 07/2019 |

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           | 5,225,150  | 0          | 0     | 0        | 5,225,150 | 0                    | 5,225,150 |
| Taxable           | 0            | 0           | 4,637,149  | 0          | 0     | 0        | 4,637,149 | 0                    | 4,637,149 |
| Homestead Credits |              |             |            |            |       |          |           |                      | 0         |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 1,592,920         | 3,632,230           | 2,702,972      | 929,258            | 31,601                     |

FY 2025 TIF Revenue Received: 88,225

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**Urban Renewal Area Data Collection**

Local Government Name: CLARINDA (73G674)  
 Urban Renewal Area: CLARINDA 2022 COMMERCIAL URBAN RENEWAL  
 UR Area Number: 73007

UR Area Creation Date: 01/2022

UR Area Purpose: To provide direct economic development assistance to enhance the City's attractiveness to businesses, developers and overall redevelopment efforts as associated with commercial and industrial business.

| Tax Districts within this Urban Renewal Area | Base No. | Increment No. | Increment Value Used |
|--|----------|---------------|----------------------|
| CLARINDACITY/CLARINDASCH/SCOOTERS TIF INCR   | 730095   | 730096        | 64,614               |

**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           | 304,320    | 0          | 0     | 0        | 304,320 | 0                    | 304,320 |
| Taxable           | 0            | 0           | 208,402    | 0          | 0     | 0        | 208,402 | 0                    | 208,402 |
| 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:          | 2,148        |
| Non-Rebate Expenditures:      | 0            |
| Returned to County Treasurer: | 0            |
| <b>Total Expenditures:</b>    | <b>2,148</b> |

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:** -2,148      0      **Amount of 06-30-2025 Cash Balance Restricted for LMI**

## Projects For CLARINDA 2022 COMMERCIAL URBAN RENEWAL

### Scooters

|                      |                       |
|----------------------|-----------------------|
| Description:         | Build New Coffee Shop |
| Classification:      | Commercial - retail   |
| Physically Complete: | Yes                   |
| Payments Complete:   | No                    |

## Debts/Obligations For CLARINDA 2022 COMMERCIAL URBAN RENEWAL

### Scooters

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 150,000    |
| Interest:              | 0          |
| Total:                 | 150,000    |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 02/08/2022 |
| FY of Last Payment:    | 2034       |

## Rebates For CLARINDA 2022 COMMERCIAL URBAN RENEWAL

### Scooters

|                               |          |
|-------------------------------|----------|
| TIF Expenditure Amount:       | 2,148    |
| Rebate Paid To:               | Scooters |
| Tied To Debt:                 | Scooters |
| Tied To Project:              | Scooters |
| Projected Final FY of Rebate: | 2034     |

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: CLARINDA (73G674)  
 Urban Renewal Area: CLARINDA 2022 COMMERCIAL URBAN RENEWAL (73007)  
 TIF Taxing District Name: CLARINDACITY/CLARINDASCH/SCOOTERS TIF INCR  
 TIF Taxing District Inc. Number: 730096  
 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           | 304,320    | 0          | 0     | 0        | 304,320 | 0                    | 304,320 |
| Taxable           | 0            | 0           | 208,402    | 0          | 0     | 0        | 208,402 | 0                    | 208,402 |
| Homestead Credits |              |             |            |            |       |          |         |                      | 0       |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 174,550           | 129,770             | 64,614         | 65,156             | 2,216                      |

FY 2025 TIF Revenue Received: 0