

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

**Levy Authority Summary**

Local Government Name: EMMETSBURG  
 Local Government Number: 74G686

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
EMMETSBURG NORTH URBAN RENEWAL	74002	3
EMMETSBURG SOUTH URBAN RENEWAL	74003	2
EMMETSBURG EAST URBAN RENEWAL	74010	3
EMMETSBURG WEST URBAN RENEWAL	74011	2

**TIF Debt Outstanding: 516,362**

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 1,722      0      Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	115,504	
TIF Sp. Revenue Fund Interest:	973	
Property Tax Replacement Claims	0	
Asset Sales & Loan Repayments:	0	
<b>Total Revenue:</b>	<b>116,477</b>	

Rebate Expenditures:	59,642	
Non-Rebate Expenditures:	57,537	
Returned to County Treasurer:	0	
<b>Total Expenditures:</b>	<b>117,179</b>	

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 1,020      0      Amount of 06-30-2025 Cash Balance Restricted for LMI**

**Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 398,163**

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**Urban Renewal Area Data Collection**

Local Government Name: EMMETSBURG (74G686)  
 Urban Renewal Area: EMMETSBURG NORTH URBAN RENEWAL  
 UR Area Number: 74002

UR Area Creation Date: 12/1997

Developed to help local officials promote economic development and stimulate, through public involvement and commitment, private investment in new residential development.

UR Area Purpose:

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
EBURG CITY/EBURG SCH/EBURG NORTH TIF INCREM	740100	740099	0
EBURG CITY AG/EBURG SCH/EBURG NORTH TIF INCREMENT	740102	740101	0
EBURG CITY/EBURG SCH/EBURG NORTH TIF (ROCKPORT) INCREMENT	740115	740116	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	318,330	39,813,540	804,120	0	0	-76,000	40,859,990	0	40,859,990
Taxable	228,680	18,450,700	424,386	0	0	-76,000	18,881,516	0	18,881,516
Homestead Credits									112

**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**

## Projects For EMMETSBURG NORTH URBAN RENEWAL

### Rockport Development Agreement

Description:	Payments to Medium Lake Development Corp for Construction of Public Improvements to Serve New Residential Development
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	Yes

### 1st Street Improvement Project

Description:	1st Street Improvement Project
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

## Debts/Obligations For EMMETSBURG NORTH URBAN RENEWAL

### 1st Street Improvement Project

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/01/2010
FY of Last Payment:	2015

## **Non-Rebates For EMMETSBURG NORTH URBAN RENEWAL**

TIF Expenditure Amount:	0
Tied To Debt:	1st Street Improvement Project
Tied To Project:	1st Street Improvement Project

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: EMMETSBURG (74G686)  
 Urban Renewal Area: EMMETSBURG NORTH URBAN RENEWAL (74002)  
 TIF Taxing District Name: EBURG CITY/EBURG SCH/EBURG NORTH TIF INCREM  
 TIF Taxing District Inc. Number: 740099  
 TIF Taxing District Base Year: 1996  
 FY TIF Revenue First Received: 1998  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1998

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	24,193,050	804,120	0	0	-68,000	24,929,170	0	24,929,170
Taxable	0	11,211,729	424,386	0	0	-68,000	11,454,365	0	11,454,365
Homestead Credits									87

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	7,847,392	11,454,365	0	11,454,365	366,867

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: EMMETSBURG (74G686)  
 Urban Renewal Area: EMMETSBURG NORTH URBAN RENEWAL (74002)  
 TIF Taxing District Name: EBURG CITY AG/EBURG SCH/EBURG NORTH TIF INCREMENT  
 TIF Taxing District Inc. Number: 740101  
 TIF Taxing District Base Year: 1996  
 FY TIF Revenue First Received: 1999  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1999

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	318,330	0	0	0	0	0	318,330	0	318,330
Taxable	228,680	0	0	0	0	0	228,680	0	228,680
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	161,376	156,954	0	156,954	3,171

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: EMMETSBURG (74G686)  
 Urban Renewal Area: EMMETSBURG NORTH URBAN RENEWAL (74002)  
 TIF Taxing District Name: EBURG CITY/EBURG SCH/EBURG NORTH TIF (ROCKPORT) INCREMENT  
 TIF Taxing District Inc. Number: 740116  
 TIF Taxing District Base Year: 1996  
 FY TIF Revenue First Received: 2004  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2014

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2003

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	15,620,490	0	0	0	-8,000	15,612,490	0	15,612,490
Taxable	0	7,238,971	0	0	0	-8,000	7,198,471	0	7,198,471
Homestead Credits									25

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	15,500	7,198,471	0	7,198,471	230,557

FY 2025 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**Urban Renewal Area Data Collection**

Local Government Name: EMMETSBURG (74G686)  
 Urban Renewal Area: EMMETSBURG SOUTH URBAN RENEWAL  
 UR Area Number: 74003

UR Area Creation Date: 12/1995

Developed to help eliminate conditions which are currently having a negative influence on the community and to promote economic development. Also to stimulate private investments in residential, commercial and industrial development to create a sound economic base that will serve as the foundation for future growth and development.

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
EBURG CITY/EBURG SCH/EBURG SOUTH TIF INCREMENT	740094	740093	639,320
EBURG CITY AG/EBURG SCH/EBURG SOUTH TIF INCREM	740096	740095	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	518,840	68,500,652	14,976,158	499,450	0	-268,000	84,227,100	0	84,227,100
Taxable	372,718	31,745,123	10,241,568	318,534	0	-268,000	42,065,443	0	42,065,443
Homestead Credits									385

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 701 0 Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	20,622
TIF Sp. Revenue Fund Interest:	235
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>20,857</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	20,844
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>20,844</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 714 0 Amount of 06-30-2025 Cash Balance Restricted for LMI**

## Projects For EMMETSBURG SOUTH URBAN RENEWAL

### West Bend Community Lumber Development

Description:	Community Lumber Development Agreement
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	Yes

### Business Park Infrastructure Improvements

Description:	New Business Park
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

### Community Development Guarantee Obligation

Description:	Emmetsburg Community Development Corp Loan Guarantee
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For EMMETSBURG SOUTH URBAN RENEWAL

### Business Park

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	05/04/2010
FY of Last Payment:	2020

### EMU/Community Lumber Housing Devl.

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	10/09/2006
FY of Last Payment:	2017

### ECDC Guaranteed Loan

Debt/Obligation Type:	Other Debt
Principal:	15,500
Interest:	5,344
Total:	20,844
Annual Appropriation?:	No
Date Incurred:	10/05/2007
FY of Last Payment:	2034

### Community Lumber Housing Development

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	05/08/2006
FY of Last Payment:	2017

## Non-Rebates For EMMETSBURG SOUTH URBAN RENEWAL

TIF Expenditure Amount:	20,844
Tied To Debt:	ECDC Guaranteed Loan
Tied To Project:	Business Park Infrastructure Improvements

TIF Expenditure Amount:	0
Tied To Debt:	Business Park
Tied To Project:	Business Park Infrastructure Improvements

TIF Expenditure Amount:	0
Tied To Debt:	ECDC Guaranteed Loan
Tied To Project:	Community Development Guarantee Obligation

TIF Expenditure Amount:	0
Tied To Debt:	Business Park
Tied To Project:	Business Park Infrastructure Improvements

TIF Expenditure Amount:	0
Tied To Debt:	Community Lumber Housing Development
Tied To Project:	West Bend Community Lumber Development

## Rebates For EMMETSBURG SOUTH URBAN RENEWAL

### Emmetsburg Municipal Utilities-Community Lumber Development

TIF Expenditure Amount:	0
Rebate Paid To:	Emmetsburg Municipal Utilities
Tied To Debt:	EMU/Community Lumber Housing Devl.
Tied To Project:	West Bend Community Lumber Development
Projected Final FY of Rebate:	2017

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: EMMETSBURG (74G686)  
 Urban Renewal Area: EMMETSBURG SOUTH URBAN RENEWAL (74003)  
 TIF Taxing District Name: EBURG CITY/EBURG SCH/EBURG SOUTH TIF INCREMENT  
 TIF Taxing District Inc. Number: 740093  
 TIF Taxing District Base Year: 1994  
 FY TIF Revenue First Received: 1998  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2018

UR Designation	
Slum	No
Blighted	12/1995
Economic Development	12/1995

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	68,500,652	14,976,158	499,450	0	-268,000	83,708,260	0	83,708,260
Taxable	0	31,745,123	10,241,568	318,534	0	-268,000	41,692,725	0	41,692,725
Homestead Credits									385

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	25,013,681	41,692,725	639,320	41,053,405	1,314,883

FY 2025 TIF Revenue Received: 20,622

**TIF Taxing District Data Collection**

Local Government Name: EMMETSBURG (74G686)  
 Urban Renewal Area: EMMETSBURG SOUTH URBAN RENEWAL (74003)  
 TIF Taxing District Name: EBURG CITY AG/EBURG SCH/EBURG SOUTH TIF INCREM  
 TIF Taxing District Inc. Number: 740095  
 TIF Taxing District Base Year: 1994  
 FY TIF Revenue First Received: 1999  
 Subject to a Statutory end date? No

UR Designation	
Slum	12/1999
Blighted	12/1999
Economic Development	12/1999

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	518,840	0	0	0	0	0	518,840	0	518,840
Taxable	372,718	0	0	0	0	0	372,718	0	372,718
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	235,700	283,140	0	283,140	5,720

FY 2025 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**Urban Renewal Area Data Collection**

Local Government Name: EMMETSBURG (74G686)  
 Urban Renewal Area: EMMETSBURG EAST URBAN RENEWAL  
 UR Area Number: 74010

UR Area Creation Date: 05/2006

Developed to help local officials promote economic development in and around the City of Emmetsburg with the primary goal of the plan to stimulate, through major roadway improvements, private investment in new commercial development.

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
FREEDOM TWP/EM SCH/EM EAST UR TIF INCREMENT	740125	740126	0
EBURG CITY/EBURG SCH/EBURG EAST UR TIF INCREMENT	740127	740128	0
EBURG CITY AG/EBURG SCH/EBURG EAST UR TIF INCREMENT	740129	740130	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	115,460	1,223,590	26,112,670	816,400	0	-8,000	28,260,120	0	28,260,120
Taxable	82,944	567,047	23,010,148	608,713	0	-8,000	24,251,102	0	24,251,102
Homestead Credits									7

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>		

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b>	<b>0</b>	<b>0</b>	<b>Amount of 06-30-2025 Cash Balance Restricted for LMI</b>
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## Projects For EMMETSBURG EAST URBAN RENEWAL

### Highway 18 Street Project

Description:	Street Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

### Huron Street Project

Description:	Street Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

### Community Development Guarantee Obligation

Description:	Emmetsburg Community Development Corp Loan Guarantee
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For EMMETSBURG EAST URBAN RENEWAL

### 2006 GO Bonds-Hwy 18

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	05/08/2006
FY of Last Payment:	2017

### 2006 GO Bonds-Huron St

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	05/08/2006
FY of Last Payment:	2017

### ECDC Guaranteed Loan

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	10/05/2007
FY of Last Payment:	2034

## Non-Rebates For EMMETSBURG EAST URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	2006 GO Bonds-Hwy 18
Tied To Project:	Highway 18 Street Project

TIF Expenditure Amount:	0
Tied To Debt:	2006 GO Bonds-Huron St
Tied To Project:	Huron Street Project

TIF Expenditure Amount:	0
Tied To Debt:	ECDC Guaranteed Loan
Tied To Project:	Community Development Guarantee Obligation

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

**TIF Taxing District Data Collection**

Local Government Name: EMMETSBURG (74G686)  
 Urban Renewal Area: EMMETSBURG EAST URBAN RENEWAL (74010)  
 TIF Taxing District Name: FREEDOM TWP/EM SCH/EM EAST UR TIF INCREMENT  
 TIF Taxing District Inc. Number: 740126  
 TIF Taxing District Base Year: 2005  
 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	388,580	0	138,720	0	0	527,300	0	527,300
Taxable	0	180,079	0	64,287	0	0	244,366	0	244,366
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	148,410	244,366	0	244,366	5,198

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: EMMETSBURG (74G686)  
 Urban Renewal Area: EMMETSBURG EAST URBAN RENEWAL (74010)  
 TIF Taxing District Name: EBURG CITY/EBURG SCH/EBURG EAST UR TIF INCREMENT  
 TIF Taxing District Inc. Number: 740128  
 TIF Taxing District Base Year: 2005  
 FY TIF Revenue First Received: 2008  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2026

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2006

**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	835,010	26,112,670	677,680	0	-8,000	27,617,360	0	27,617,360
Taxable	0	386,968	23,010,148	544,426	0	-8,000	23,923,792	0	23,923,792
Homestead Credits									7

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,630,090	23,923,792	0	23,923,792	766,246

FY 2025 TIF Revenue Received: 0

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

**TIF Taxing District Data Collection**

Local Government Name: EMMETSBURG (74G686)  
 Urban Renewal Area: EMMETSBURG EAST URBAN RENEWAL (74010)  
 TIF Taxing District Name: EBURG CITY AG/EBURG SCH/EBURG EAST UR TIF INCREMENT  
 TIF Taxing District Inc. Number: 740130  
 TIF Taxing District Base Year: 2005  
 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	115,460	0	0	0	0	0	115,460	0	115,460
Taxable	82,944	0	0	0	0	0	82,944	0	82,944
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	36,190	79,270	0	79,270	1,601

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**Urban Renewal Area Data Collection**

Local Government Name: EMMETSBURG (74G686)  
 Urban Renewal Area: EMMETSBURG WEST URBAN RENEWAL  
 UR Area Number: 74011

UR Area Creation Date: 03/2016

Adopted to develop & stimulate economic & community development within a commercially developed portion of the community. The area contains portions of the community developable & optimal for redevelopment primarily highway commercial and/or business uses.

UR Area Purpose:

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
EBURG CITY/EBURG SCH/EBURG WEST TIF INCREMENT	740135	740136	1,128,117
EBURGCITY/EBURGSCH/EBURG WEST TIF(HYVEE)INCREMENT	740137	740138	1,833,629

**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	816,465	10,170,615	0	0	0	10,987,080	0	10,987,080
Taxable	0	378,372	7,830,532	0	0	0	8,205,654	0	8,205,654
Homestead Credits									8

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:** **1,021** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	94,882
TIF Sp. Revenue Fund Interest:	738
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>95,620</b>

Rebate Expenditures:	59,642
Non-Rebate Expenditures:	36,693
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>96,335</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:** **306** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

## Projects For EMMETSBURG WEST URBAN RENEWAL

### Frontage Road & Storm Sewer

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

### Water Main

Description:	Construction of Water Main
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Hy-Vee Agreement

Description:	Hy-Vee Development
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For EMMETSBURG WEST URBAN RENEWAL

### Frontage Road & Storm Sewer

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	50,000
Interest:	2,026
Total:	52,026
Annual Appropriation?:	Yes
Date Incurred:	11/09/2016
FY of Last Payment:	2026

### EMU Watermain Reimbursement

Debt/Obligation Type:	Internal Loans
Principal:	39,760
Interest:	1,008
Total:	40,768
Annual Appropriation?:	Yes
Date Incurred:	10/26/2015
FY of Last Payment:	2028

### Hy-Vee Rebate

Debt/Obligation Type:	Rebates
Principal:	402,724
Interest:	0
Total:	402,724
Annual Appropriation?:	Yes
Date Incurred:	10/28/2019
FY of Last Payment:	2031

### Frontage Road Engineering

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	10/26/2015
FY of Last Payment:	2020

## Non-Rebates For EMMETSBURG WEST URBAN RENEWAL

TIF Expenditure Amount:	26,350
Tied To Debt:	Frontage Road & Storm Sewer
Tied To Project:	Frontage Road & Storm Sewer
TIF Expenditure Amount:	10,343
Tied To Debt:	EMU Watermain Reimbursement
Tied To Project:	Water Main
TIF Expenditure Amount:	0
Tied To Debt:	Frontage Road Engineering
Tied To Project:	Frontage Road & Storm Sewer

## Rebates For EMMETSBURG WEST URBAN RENEWAL

### 3402 Main Street, Emmetsburg

TIF Expenditure Amount:	59,642
Rebate Paid To:	Hy-Vee Stores
Tied To Debt:	Hy-Vee Rebate
Tied To Project:	Hy-Vee Agreement
Projected Final FY of Rebate:	2031

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: EMMETSBURG (74G686)  
 Urban Renewal Area: EMMETSBURG WEST URBAN RENEWAL (74011)  
 TIF Taxing District Name: EBURG CITY/EBURG SCH/EBURG WEST TIF INCREMENT  
 TIF Taxing District Inc. Number: 740136  
 TIF Taxing District Base Year: 2015  
 FY TIF Revenue First Received: 2018  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2036

UR Designation	
Slum	No
Blighted	No
Economic Development	03/2016

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	816,465	7,670,615	0	0	0	8,487,080	0	8,487,080
Taxable	0	378,372	5,646,018	0	0	0	6,021,140	0	6,021,140
Homestead Credits									8

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	5,153,800	3,333,280	1,128,117	2,205,163	70,628

FY 2025 TIF Revenue Received: 36,153

**TIF Taxing District Data Collection**

Local Government Name: EMMETSBURG (74G686)  
 Urban Renewal Area: EMMETSBURG WEST URBAN RENEWAL (74011)  
 TIF Taxing District Name: EBURGCITY/EBURGSCH/EBURG WEST TIF(HYVEE)INCREMENT  
 TIF Taxing District Inc. Number: 740138  
 TIF Taxing District Base Year: 2015  
 FY TIF Revenue First Received: 2019  
 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	2,500,000	0	0	0	2,500,000	0	2,500,000
Taxable	0	0	2,184,514	0	0	0	2,184,514	0	2,184,514
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	13,880	2,184,514	1,833,629	350,885	11,238

FY 2025 TIF Revenue Received: 58,729