

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

**Levy Authority Summary**

Local Government Name: REMSEN  
 Local Government Number: 75G700

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
REMSSEN URBAN RENEWAL	75022	2
REMSSEN WEST DEVELOP URBAN RENEWAL	75198	1

**TIF Debt Outstanding: 610,775**

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 18,916      10,214      Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	11,418	
TIF Sp. Revenue Fund Interest:	248	
Property Tax Replacement Claims	0	
Asset Sales & Loan Repayments:	0	
<b>Total Revenue:</b>	<b>11,666</b>	

Rebate Expenditures:	0	
Non-Rebate Expenditures:	21,490	
Returned to County Treasurer:	0	
<b>Total Expenditures:</b>	<b>21,490</b>	

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 9,092      3,863      Amount of 06-30-2025 Cash Balance Restricted for LMI**

**Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 580,193**

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**Urban Renewal Area Data Collection**

Local Government Name: REMSEN (75G700)  
 Urban Renewal Area: REMSEN URBAN RENEWAL  
 UR Area Number: 75022

UR Area Creation Date: 08/2008

UR Area Purpose: To gain commercial and commercial/industrial ventures which will add to the employment and tax base of the City of Remsen.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
REMSSEN CITY/REMSSEN-UNION SCH/REMSSEN CITY UR INC	750154	750155	38,626
REMSSEN CITY AG/REMSSEN-UNION SCH/REMSSEN CITY AG UR INC	750156	750157	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	3,547,287	5,921,223	0	0	-4,000	9,461,260	0	9,461,260
Taxable	0	1,643,911	3,719,292	0	0	-4,000	5,355,953	0	5,355,953
Homestead Credits									2

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:** **15,986** **10,214** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	901
TIF Sp. Revenue Fund Interest:	210
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>1,111</b>
Rebate Expenditures:	0
Non-Rebate Expenditures:	21,490
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>21,490</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:** **-4,393** **3,863** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

## Projects For REMSEN URBAN RENEWAL

### Bavarian Meadows Extension

Description:	Extend sewer, water, gas, electric
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

### City Building Utilities/Maintenance

Description:	Pay for maintenance on city property in TIF district
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

### Storefront Grant Match

Description:	Matching grant for storefront improvements to Chicken Feed Apts & Al Harnack
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	No

### Community Action Payment

Description:	Contribution to Mid-Sioux Community Action activities
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For REMSEN URBAN RENEWAL

### LMI Outstanding

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	9,240
Interest:	0
Total:	9,240
Annual Appropriation?:	Yes
Date Incurred:	12/01/2011
FY of Last Payment:	2030

### Storefront Improvement Grants

Debt/Obligation Type:	Internal Loans
Principal:	15,000
Interest:	0
Total:	15,000
Annual Appropriation?:	No
Date Incurred:	12/01/2020
FY of Last Payment:	2025

## Non-Rebates For REMSEN URBAN RENEWAL

TIF Expenditure Amount:	4,490
Tied To Debt:	LMI Outstanding
Tied To Project:	City Building Utilities/Maintenance
TIF Expenditure Amount:	2,000
Tied To Debt:	LMI Outstanding
Tied To Project:	Community Action Payment
TIF Expenditure Amount:	15,000
Tied To Debt:	Storefront Improvement Grants
Tied To Project:	Storefront Grant Match

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**TIF Taxing District Data Collection**

Local Government Name: REMSEN (75G700)  
 Urban Renewal Area: REMSEN URBAN RENEWAL (75022)  
 TIF Taxing District Name: REMSEN CITY/REMSSEN-UNION SCH/REMSSEN CITY UR INC  
 TIF Taxing District Inc. Number: 750155  
 TIF Taxing District Base Year: 2007  
 FY TIF Revenue First Received: 2009  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	08/2008

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	3,547,287	5,921,223	0	0	-4,000	9,461,260	0	9,461,260
Taxable	0	1,643,911	3,719,292	0	0	-4,000	5,355,953	0	5,355,953
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	2,780,790	5,355,953	38,626	5,317,327	123,636

FY 2025 TIF Revenue Received: 901

**TIF Taxing District Data Collection**

Local Government Name: REMSEN (75G700)  
 Urban Renewal Area: REMSEN URBAN RENEWAL (75022)  
 TIF Taxing District Name: REMSEN CITY AG/REMSSEN-UNION SCH/REMSSEN CITY AG UR INC  
 TIF Taxing District Inc. Number: 750157  
 TIF Taxing District Base Year: 2007  
 FY TIF Revenue First Received: 2009  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	08/2008

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	2,600	0	0	0	0

FY 2025 TIF Revenue Received: 0

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**Urban Renewal Area Data Collection**

Local Government Name: REMSEN (75G700)  
 Urban Renewal Area: REMSEN WEST DEVELOP URBAN RENEWAL  
 UR Area Number: 75198

UR Area Creation Date: 05/2018

UR Area Purpose: The City's objective is to promote new housing and residential development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
REMSSEN CITY/REMSSEN-UNION SCH/REMSSEN WEST DEV UR INC	750197	750198	452,677

**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	976,810	0	0	0	0	976,810	0	976,810
Taxable	0	452,677	0	0	0	0	452,677	0	452,677
Homestead Credits									2

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:</b>	<b>2,930</b>	<b>0</b>	<b>Amount of 07-01-2024 Cash Balance Restricted for LMI</b>
TIF Revenue:	10,517		
TIF Sp. Revenue Fund Interest:	38		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
<b>Total Revenue:</b>	<b>10,555</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>13,485</b>	<b>0</b>	<b>Amount of 06-30-2025 Cash Balance Restricted for LMI</b>
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## Projects For REMSEN WEST DEVELOP URBAN RENEWAL

### Housing Development Infrastructure

Description:	Installation water, sewer, electric, gas and streets to West subdivision
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For REMSEN WEST DEVELOP URBAN RENEWAL

### Electric Utility Interfund Loan

Debt/Obligation Type:	Internal Loans
Principal:	25,281
Interest:	0
Total:	25,281
Annual Appropriation?:	Yes
Date Incurred:	10/26/2022
FY of Last Payment:	2028

### LOST Interfund Loan

Debt/Obligation Type:	Internal Loans
Principal:	50,000
Interest:	0
Total:	50,000
Annual Appropriation?:	Yes
Date Incurred:	10/26/2022
FY of Last Payment:	2028

### General Fund Interfund Loan

Debt/Obligation Type:	Internal Loans
Principal:	511,254
Interest:	0
Total:	511,254
Annual Appropriation?:	Yes
Date Incurred:	10/26/2022
FY of Last Payment:	2028

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**TIF Taxing District Data Collection**

Local Government Name: REMSEN (75G700)  
 Urban Renewal Area: REMSEN WEST DEVELOP URBAN RENEWAL (75198)  
 TIF Taxing District Name: REMSEN CITY/REMSSEN-UNION SCH/REMSSEN WEST DEV UR INC  
 TIF Taxing District Inc. Number: 750198  
 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	976,810	0	0	0	0	976,810	0	976,810
Taxable	0	452,677	0	0	0	0	452,677	0	452,677
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	35,470	452,677	452,677	0	0

FY 2025 TIF Revenue Received: 10,517