

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: BONDURANT
 Local Government Number: 77G715

Active Urban Renewal Areas

BONDURANT URBAN RENEWAL

**U.R. # of Tif Taxing
Districts**
77025 7

TIF Debt Outstanding: 44,571,191

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	2,834	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
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TIF Revenue:	3,257,961		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	3,257,961		

Rebate Expenditures:	0		
Non-Rebate Expenditures:	3,260,795		
Returned to County Treasurer:	0		
Total Expenditures:	3,260,795		

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: 41,310,396

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Urban Renewal Area Data Collection

Local Government Name: BONDURANT (77G715)
 Urban Renewal Area: BONDURANT URBAN RENEWAL
 UR Area Number: 77025

UR Area Creation Date: 06/1988

UR Area Purpose: To foster economic development in the area through public improvements including sewer, water upgrades, and street improvements.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
BONDURANT CITY/BOND-FARR SCH/88 TIF INCR	770219	770221	113,683,006
BONDURANT CITY AG/BOND-FARR SCH/88 TIF INCR	770220	770222	0
BONDURANT CITY/BOND-FARR SCH/91 AMD TIF INCR	770475	770476	3,774,216
BONDURANT CITY/BOND-FARR SCH/21 MAY ADD AMD TIF INCR	771036	771037	325,568
BONDURANT CITY AG/BOND-FARR SCH/21 MAY ADD AMD TIF INCR	771038	771039	0
BONDURANT CITY/SE-POLK SCH/21 MAY ADD AMD TIF INCR	771040	771041	886,722
BONDURANT CITY AG/SE-POLK SCH/21 MAY ADD AMD TIF INCR	771042	771043	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	760,930	252,807,900	205,365,210	14,047,100	0	-260,000	472,418,890	0	472,418,890
Taxable	546,630	117,158,308	181,007,185	12,445,936	0	-260,000	310,595,809	0	310,595,809
Homestead Credits									621

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 2,834 0 **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	3,257,961
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	3,257,961

Rebate Expenditures:	0
Non-Rebate Expenditures:	3,260,795
Returned to County Treasurer:	0
Total Expenditures:	3,260,795

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 BONDURANT URBAN RENEWAL

Pleasant ST NE park land Development

Description:	Land Development Recreational facilities (lake development, parks, ball fields, trails)
Classification:	trails)
Physically Complete:	Yes
Payments Complete:	No

342 10th St, Bridge, Garfield

Description:	Transportation Development
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Downtown Parking

Description:	Parking lot
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Hwy65 Natural Gas

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

Project Blue Jay

Description:	Streets and Drainage Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

City Hall Addition

Description:	Add offices to existing City Hall
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

Project Omega

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

BRSC Improvements

Description:	BRSC Improvements Recreational facilities (lake development, parks, ball fields, trails)
Classification:	trails)
Physically Complete:	Yes
Payments Complete:	No

TIF 1st Main

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

Downs Property

Description:	Park Land purchase Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	Yes
Payments Complete:	No

Public Safety Building AMD22

Description:	Phase 1 of Civic Campus
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	No
Payments Complete:	No

Certified Site Improvements

Description:	Streets and Drainage
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

2020 Washington St Decel Lane

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

1st and Main Economic

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

Downtown Parking AMD22

Description:	Parking Improvement AMD22
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

DNG Properties Development Agreement

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

Economic Development Administrative Activites

Description:	Administrative Costs
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

10th St Bridge

Description:	Bridge
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Commuter Loop

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

Parkland

Description:	Parkland Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	Yes
Payments Complete:	No

Hawthorn St

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

Shiloh Rose Warehouse

Description:	Shiloh Rose Warehouse and Distribution Facility AMD21
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	No
Payments Complete:	Yes

Oleson Drive Underpass

Description:	Oleson Drive UnderpassAMD22
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

City Park

Description:	Renovate City Park AMD22 Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	No
Payments Complete:	No

Downtown Landscaping

Description:	Downtown Landscaping AMD22 Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	No
Payments Complete:	No

Rec Trail Improvement & Economic Dev

Description:	Rec Trail Improvement & Economic Dev Landus AMD22 Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	No
Payments Complete:	No

Site Readiness Program

Description:	Certified Site Infrastructure AMD22
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Park Side Trail Connection

Description:	Park Side Trail Connection AMD22 Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	No
Payments Complete:	No

16th St NE/HWY 65/NE 88th St

Description:	Street Infrastructure Improvements AMD22
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

2nd St NE, NW Reconstruction & Expansion/Truman St Ext

Description:	Street Infrastructure Improvements AMD22
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Central District Storm water

Description:	Central District Storm Water AMD22
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Parkside CVT Trail Connection

Description:	Trail Improvements Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	Yes
Payments Complete:	No

Grain District Trail & Street Improvements

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

Debts/Obligations For BONDURANT URBAN RENEWAL

GO Urban Renewal Bonds 2017

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	285,000
Interest:	9,895
Total:	294,895
Annual Appropriation?:	No
Date Incurred:	05/31/2017
FY of Last Payment:	2026

Econ Dvlpmt dues/activity FY18

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	510,000
Interest:	50,125
Total:	560,125
Annual Appropriation?:	No
Date Incurred:	06/30/2017
FY of Last Payment:	2029

2020B Project BlueJay

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	5,915,000
Interest:	889,750
Total:	6,804,750
Annual Appropriation?:	No
Date Incurred:	02/03/2020
FY of Last Payment:	2034

2021A Project Omega

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	5,640,000
Interest:	886,750
Total:	6,526,750
Annual Appropriation?:	Yes
Date Incurred:	02/02/2021
FY of Last Payment:	2037

2022A Public Safety Building & Certified Site

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	10,015,000
Interest:	3,386,000
Total:	13,401,000
Annual Appropriation?:	Yes
Date Incurred:	02/22/2022
FY of Last Payment:	2041

2023B

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	11,540,000
Interest:	4,650,200
Total:	16,190,200
Annual Appropriation?:	No
Date Incurred:	11/21/2023
FY of Last Payment:	2039

Economic Development Admini

Debt/Obligation Type:	Other Debt
Principal:	364,804
Interest:	0
Total:	364,804
Annual Appropriation?:	Yes
Date Incurred:	12/01/2023
FY of Last Payment:	2025

Washington Street

Debt/Obligation Type:	Other Debt
Principal:	49,079
Interest:	0
Total:	49,079
Annual Appropriation?:	Yes
Date Incurred:	12/01/2023
FY of Last Payment:	2025

Certified Sites

Debt/Obligation Type:	Other Debt
Principal:	284,536
Interest:	0
Total:	284,536
Annual Appropriation?:	Yes
Date Incurred:	12/01/2023
FY of Last Payment:	2025

Landus Project

Debt/Obligation Type:	Other Debt
Principal:	19,692
Interest:	0
Total:	19,692
Annual Appropriation?:	Yes
Date Incurred:	12/01/2023
FY of Last Payment:	2025

Parkside CVT Trail

Debt/Obligation Type:	Other Debt
Principal:	52,245
Interest:	0
Total:	52,245
Annual Appropriation?:	Yes
Date Incurred:	12/01/2023
FY of Last Payment:	2025

Shortfall Economic Development Admini

Debt/Obligation Type:	Other Debt
Principal:	23,115
Interest:	0
Total:	23,115
Annual Appropriation?:	Yes
Date Incurred:	12/01/2023
FY of Last Payment:	2025

Non-Rebates For BONDURANT URBAN RENEWAL

TIF Expenditure Amount:	146,988
Tied To Debt:	GO Urban Renewal Bonds 2017
Tied To Project:	Pleasant ST NE park land Development
TIF Expenditure Amount:	112,955
Tied To Debt:	Econ Dvlpmt dues/activity FY18
Tied To Project:	Pleasant ST NE park land Development
TIF Expenditure Amount:	692,700
Tied To Debt:	2020B Project BlueJay
Tied To Project:	Project Blue Jay
TIF Expenditure Amount:	648,300
Tied To Debt:	2021A Project Omega
Tied To Project:	Project Omega
TIF Expenditure Amount:	215,725
Tied To Debt:	2022A Public Safety Building & Certified Site
Tied To Project:	Public Safety Building AMD22
TIF Expenditure Amount:	167,975
Tied To Debt:	2022A Public Safety Building & Certified Site
Tied To Project:	Certified Site Improvements
TIF Expenditure Amount:	768,600
Tied To Debt:	2023B
Tied To Project:	Public Safety Building AMD22
TIF Expenditure Amount:	88,513
Tied To Debt:	Economic Development Admini
Tied To Project:	Economic Development Administrative Activites
TIF Expenditure Amount:	49,079
Tied To Debt:	Washington Street
Tied To Project:	2020 Washington St Decel Lane
TIF Expenditure Amount:	284,536
Tied To Debt:	Certified Sites
Tied To Project:	Certified Site Improvements
TIF Expenditure Amount:	19,692
Tied To Debt:	Landus Project
Tied To Project:	Grain District Trail & Street Improvements
TIF Expenditure Amount:	52,245
Tied To Debt:	Parkside CVT Trail
Tied To Project:	Parkside CVT Trail Connection
TIF Expenditure Amount:	13,487
Tied To Debt:	Shortfall Economic Development Admini
Tied To Project:	Economic Development Administrative Activites

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TIF Taxing District Data Collection

Local Government Name: BONDURANT (77G715)
 Urban Renewal Area: BONDURANT URBAN RENEWAL (77025)
 TIF Taxing District Name: BONDURANT CITY/BOND-FARR SCH/88 TIF INCR
 TIF Taxing District Inc. Number: 770221
 TIF Taxing District Base Year: 1987
 FY TIF Revenue First Received: 1988
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	06/1988

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	239,832,200	196,119,300	14,047,100	0	-240,000	449,498,600	0	449,498,600
Taxable	0	111,145,009	173,837,038	12,445,936	0	-240,000	296,927,983	0	296,927,983
Homestead Credits									586

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	8,426,424	296,927,983	113,683,006	183,244,977	5,036,279

FY 2025 TIF Revenue Received: 3,119,745

TIF Taxing District Data Collection

Local Government Name: BONDURANT (77G715)
 Urban Renewal Area: BONDURANT URBAN RENEWAL (77025)
 TIF Taxing District Name: BONDURANT CITY AG/BOND-FARR SCH/88 TIF INCR
 TIF Taxing District Inc. Number: 770222
 TIF Taxing District Base Year: 1987
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	06/1988

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	678,910	0	0	0	0	0	678,910	0	678,910
Taxable	487,709	0	0	0	0	0	487,709	0	487,709
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	678,910	0	0	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: BONDURANT (77G715)
 Urban Renewal Area: BONDURANT URBAN RENEWAL (77025)
 TIF Taxing District Name: BONDURANT CITY/BOND-FARR SCH/91 AMD TIF INCR
 TIF Taxing District Inc. Number: 770476
 TIF Taxing District Base Year: 1990
 FY TIF Revenue First Received: 2000
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	05/1991

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	12,975,700	5,547,210	0	0	-20,000	18,460,660	0	18,460,660
Taxable	0	6,013,299	3,906,803	0	0	-20,000	9,857,852	0	9,857,852
Homestead Credits									35

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	3,751,500	9,857,852	3,774,216	6,083,636	167,202

FY 2025 TIF Revenue Received: 103,727

TIF Taxing District Data Collection

Local Government Name: BONDURANT (77G715)
 Urban Renewal Area: BONDURANT URBAN RENEWAL (77025)
 TIF Taxing District Name: BONDURANT CITY/BOND-FARR SCH/21 MAY ADD AMD TIF INCR
 TIF Taxing District Inc. Number: 771037
 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	0	0	1,073,700	0	0	0	1,073,700	0	1,073,700
Taxable	0	0	947,320	0	0	0	947,320	0	947,320
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	223,350	850,350	325,568	524,782	14,423

FY 2025 TIF Revenue Received: 8,949

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TIF Taxing District Data Collection

Local Government Name: BONDURANT (77G715)
 Urban Renewal Area: BONDURANT URBAN RENEWAL (77025)
 TIF Taxing District Name: BONDURANT CITY AG/BOND-FARR SCH/21 MAY ADD AMD TIF INCR
 TIF Taxing District Inc. Number: 771039
 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	76,200	0	0	0	0	0	76,200	0	76,200
Taxable	54,740	0	0	0	0	0	54,740	0	54,740
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	76,200	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: BONDURANT (77G715)
 Urban Renewal Area: BONDURANT URBAN RENEWAL (77025)
 TIF Taxing District Name: BONDURANT CITY/SE-POLK SCH/21 MAY ADD AMD TIF INCR
 TIF Taxing District Inc. Number: 771041
 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	0	0	2,625,000	0	0	0	2,625,000	0	2,625,000
Taxable	0	0	2,316,024	0	0	0	2,316,024	0	2,316,024
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	21,600	2,316,024	886,722	1,429,302	41,167

FY 2025 TIF Revenue Received: 25,540

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TIF Taxing District Data Collection

Local Government Name: BONDURANT (77G715)
 Urban Renewal Area: BONDURANT URBAN RENEWAL (77025)
 TIF Taxing District Name: BONDURANT CITY AG/SE-POLK SCH/21 MAY ADD AMD TIF INCR
 TIF Taxing District Inc. Number: 771043
 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	5,820	0	0	0	0	0	5,820	0	5,820
Taxable	4,181	0	0	0	0	0	4,181	0	4,181
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	5,820	0	0	0	0

FY 2025 TIF Revenue Received: 0