

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: POTTAWATTAMIE COUNTY
 Local Government Number: 78

Active Urban Renewal Areas

	U.R. #	# of Tif Taxing Districts
POTTAWATTAMIE COUNTY INDUSTRIAL PARK URBAN RENEWAL	78003	1
POTTAWATTAMIE COUNTY 2024 RMP HOUSING UR	78005	0
POTTAWATTAMIE COUNTY/CITY OF SHELBY URBAN RENEWAL	78042	2

TIF Debt Outstanding: 400,000

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 39,528 0 Amount of 07-01-2024 Cash Balance Restricted for LMI

TIF Revenue:	0	
TIF Sp. Revenue Fund Interest:	109,966	
Property Tax Replacement Claims	0	
Asset Sales & Loan Repayments:	0	
Total Revenue:	109,966	
Rebate Expenditures:	0	
Non-Rebate Expenditures:	0	
Returned to County Treasurer:	0	
Total Expenditures:	0	

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 149,494 0 Amount of 06-30-2025 Cash Balance Restricted for LMI

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 250,506

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Urban Renewal Area Data Collection

Local Government Name: POTTAWATTAMIE COUNTY (78)
 Urban Renewal Area: POTTAWATTAMIE COUNTY INDUSTRIAL PARK URBAN RENEWAL
 UR Area Number: 78003

UR Area Creation Date: 06/2020

UR Area Purpose: To help local officials promote economic development. To stimulate, through public involvement and commitment, private investment in new commercial and industrial development

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
LEWIS TWP/LEWIS CENTRAL SCH/POTT COUNTY INDUSTRIAL PARK UR TIF INCR	780369	780370	5,385,018

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	6,381,564	0	0	0	6,381,564	0	6,381,564
Taxable	0	0	5,385,018	0	0	0	5,385,018	0	5,385,018
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **39,528** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	109,966
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	109,966

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **149,494** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For POTTAWATTAMIE COUNTY INDUSTRIAL PARK URBAN RENEWAL

I-29/I-80 Industrial Park

Description:	water and road infrastructure
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For POTTAWATTAMIE COUNTY INDUSTRIAL PARK URBAN RENEWAL

I-29/I-80 Industrial Park

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	06/01/2020
FY of Last Payment:	2030

Armstrong Rebate Agreement

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	04/21/2021
FY of Last Payment:	2035

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2025

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TIF Taxing District Data Collection

Local Government Name:	POTTAWATTAMIE COUNTY (78)									
Urban Renewal Area:	POTTAWATTAMIE COUNTY INDUSTRIAL PARK URBAN RENEWAL (78003)									
TIF Taxing District Name:	LEWIS TWP/LEWIS CENTRAL SCH/POTT COUNTY INDUSTRIAL PARK UR TIF INCR									
TIF Taxing District Inc. Number:	780370									
TIF Taxing District Base Year:	2021	<table border="1"> <thead> <tr> <th colspan="2">UR Designation</th> </tr> </thead> <tbody> <tr> <td>Slum</td> <td>No</td> </tr> <tr> <td>Blighted</td> <td>No</td> </tr> <tr> <td>Economic Development</td> <td>No</td> </tr> </tbody> </table>	UR Designation		Slum	No	Blighted	No	Economic Development	No
UR Designation										
Slum	No									
Blighted	No									
Economic Development	No									
FY TIF Revenue First Received:	2024									
Subject to a Statutory end date?	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	6,381,564	0	0	0	6,381,564	0	6,381,564
Taxable	0	0	5,385,018	0	0	0	5,385,018	0	5,385,018
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	287,069	5,385,018	5,385,018	0	0

FY 2025 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: POTTAWATTAMIE COUNTY (78)
 Urban Renewal Area: POTTAWATTAMIE COUNTY 2024 RMP HOUSING UR
 UR Area Number: 78005

UR Area Creation Date: 05/2024

UR Area Purpose: Construction by the developer of public infrastructure necessary to support the development of a residential subdivision in the Urban Renewal area.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
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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	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
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
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TIF Revenue:	0	
TIF Sp. Revenue Fund Interest:	0	
Property Tax Replacement Claims	0	
Asset Sales & Loan Repayments:	0	
Total Revenue:	0	

Rebate Expenditures:	0	
Non-Rebate Expenditures:	0	
Returned to County Treasurer:	0	
Total Expenditures:	0	

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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Projects For POTTAWATTAMIE COUNTY 2024 RMP HOUSING UR

RMP Housing UR

Description:	development of residential subdision
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For POTTAWATTAMIE COUNTY 2024 RMP HOUSING UR

2024 RMP Housing UR

Debt/Obligation Type:	Other Debt
Principal:	400,000
Interest:	0
Total:	400,000
Annual Appropriation?:	Yes
Date Incurred:	05/20/2024
FY of Last Payment:	2038

Income Housing For POTTAWATTAMIE COUNTY 2024 RMP HOUSING UR

Amount of FY 2025 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
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Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	0
Grants, credits or other direct assistance to low and moderate income families:	0
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	0
Other low and moderate income housing assistance:	0

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No TIF collection for FY25

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2025

400000

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Urban Renewal Area Data Collection

Local Government Name: POTTAWATTAMIE COUNTY (78)
 Urban Renewal Area: POTTAWATTAMIE COUNTY/CITY OF SHELBY URBAN RENEWAL
 UR Area Number: 78042

 UR Area Creation Date: 02/2006

 UR Area Purpose: ECONOMIC DEVELOPMENT

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
SHELBY CITY AG/AHSTW SCH/2005 POTTAWATTAMIE CO SHELBY UR TIF INCREM	780299	780300	0
SHELBY CITY/AHSTW SCH/2006 POTTAWATTAMIE CO SHELBY UR TIF INCREM	780309	780310	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	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
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			
Total Revenue:	0			
Rebate Expenditures:	0			
Non-Rebate Expenditures:	0			
Returned to County Treasurer:	0			
Total Expenditures:	0			
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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This Urban Renewal Area did not generate revenue during FY18. UR Plan terminated 6/30/2015. The City of Shelby repealed original Ordinance 178 with Ordinance 1217 on 12/19/17. Pottawattamie County's repealed original Ordinance 2006-01.

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2025

0

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TIF Taxing District Data Collection

Local Government Name: POTTAWATTAMIE COUNTY (78)
 Urban Renewal Area: POTTAWATTAMIE COUNTY/CITY OF SHELBY URBAN RENEWAL (78042)
 TIF Taxing District Name: SHELBY CITY AG/AHSTW SCH/2005 POTTAWATTAMIE CO SHELBY UR TIF INCREM
 TIF Taxing District Inc. Number: 780300
 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	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	91,376	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: POTTAWATTAMIE COUNTY (78)
 Urban Renewal Area: POTTAWATTAMIE COUNTY/CITY OF SHELBY URBAN RENEWAL (78042)
 TIF Taxing District Name: SHELBY CITY/AHSTW SCH/2006 POTTAWATTAMIE CO SHELBY UR TIF INCREM
 TIF Taxing District Inc. Number: 780310
 TIF Taxing District Base Year: 2006
 FY TIF Revenue First Received:
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2027

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2007

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	29,163	0	0	0	0

FY 2025 TIF Revenue Received: 0