

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

**Levy Authority Summary**

Local Government Name: TREYNOR  
 Local Government Number: 78G740

**Active Urban Renewal Areas**

TREYNOR STEPHENS RIDGE URBAN RENEWAL

**U.R. # of Tif Taxing  
# Districts**  
78002 1

**TIF Debt Outstanding: 1,303,659**

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:</b>	<b>31,152</b>	<b>31,152</b>	<b>Amount of 07-01-2024 Cash Balance Restricted for LMI</b>
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TIF Revenue:	144,538
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>144,538</b>

Rebate Expenditures:	114,185
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>114,185</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b>	<b>61,505</b>	<b>61,505</b>	<b>Amount of 06-30-2025 Cash Balance Restricted for LMI</b>
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**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance: 1,127,969**

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**Urban Renewal Area Data Collection**

Local Government Name: TREYNOR (78G740)  
 Urban Renewal Area: TREYNOR STEPHENS RIDGE URBAN RENEWAL  
 UR Area Number: 78002

UR Area Creation Date: 02/2019

UR Area Purpose: To contribute to a diversified, well-balanced local economy by creating job opportunities and strengthening the property tax base, stimulate residential development through private investment, complete infrastructure improvements.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
TREYNOR CITY/TREYNOR SCH/STEPHENS RIDGE TIF INCR	780367	780368	5,008,434

**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	10,848,900	0	0	0	-16,000	10,829,650	0	10,829,650
Taxable	0	5,027,684	0	0	0	-16,000	5,008,434	0	5,008,434
Homestead Credits									16

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:** 31,152      31,152      **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	144,538
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Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>144,538</b>

Rebate Expenditures:	114,185
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>114,185</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:** 61,505      61,505      **Amount of 06-30-2025 Cash Balance Restricted for LMI**

## Projects For TREYNOR STEPHENS RIDGE URBAN RENEWAL

### Stephens Ridge Phase 2

Description:	Heartland division
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For TREYNOR STEPHENS RIDGE URBAN RENEWAL

### Stephens Ridge Heartland

Debt/Obligation Type:	Rebates
Principal:	1,082,811
Interest:	0
Total:	1,082,811
Annual Appropriation?:	Yes
Date Incurred:	02/19/2019
FY of Last Payment:	2033

### LMI Obligation - Stephens Ridge

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	220,848
Interest:	0
Total:	220,848
Annual Appropriation?:	Yes
Date Incurred:	02/19/2019
FY of Last Payment:	2033

## Rebates For TREYNOR STEPHENS RIDGE URBAN RENEWAL

### 535 W. Broadway - Suite 100 - Council Bluffs, IA 51503

TIF Expenditure Amount:	114,185
Rebate Paid To:	Bluffs Homes - Jason James
Tied To Debt:	Stephens Ridge Heartland
Tied To Project:	Stephens Ridge Phase 2
Projected Final FY of Rebate:	2033

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**TIF Taxing District Data Collection**

Local Government Name: TREYNOR (78G740)  
 Urban Renewal Area: TREYNOR STEPHENS RIDGE URBAN RENEWAL (78002)  
 TIF Taxing District Name: TREYNOR CITY/TREYNOR SCH/STEPHENS RIDGE TIF INCR  
 TIF Taxing District Inc. Number: 780368  
 TIF Taxing District Base Year: 2020  
 FY TIF Revenue First Received: 2022  
 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	10,848,900	0	0	0	-16,000	10,829,650	0	10,829,650
Taxable	0	5,027,684	0	0	0	-16,000	5,008,434	0	5,008,434
Homestead Credits									16

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	12,800	5,008,434	5,008,434	0	0

FY 2025 TIF Revenue Received: 144,538