



♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**Urban Renewal Area Data Collection**

Local Government Name: WALNUT (78G742)  
 Urban Renewal Area: WALNUT 1993 URBAN RENEWAL  
 UR Area Number: 78014

UR Area Creation Date: 04/1994

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

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
LAYTON TWP/AHSTW SCH/1993 WALNUT UR TIF INCREM	780183	780184	0
WALNUT CITY/AHSTW SCH/1993 WALNUT UR TIF INCREM	780185	780186	2,961,568
WALNUT CITY AG/AHSTW SCH/1993 WALNUT UR TIF INCREM	780187	780188	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	13,041,678	7,586,022	0	0	-84,000	20,446,200	0	20,446,200
Taxable	0	6,043,887	5,386,175	0	0	-84,000	11,248,562	0	11,248,562
Homestead Credits									73

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:** **16,549** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	94,356
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>94,356</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	90,763
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>90,763</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:** **20,142** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

## Projects For WALNUT 1993 URBAN RENEWAL

### Water Treatment Plant

Description:	Construction of a new Water Treatment Plant
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	No

### Small Business Start-Up Grant Program

Description:	Start-Up Grant Program
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For WALNUT 1993 URBAN RENEWAL

### Water Treatment Plant

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	220,000
Interest:	10,030
Total:	230,030
Annual Appropriation?:	No
Date Incurred:	04/30/2013
FY of Last Payment:	2027

### Small Business Start-Up Grant Program

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	07/02/2015
FY of Last Payment:	2027

## Non-Rebates For WALNUT 1993 URBAN RENEWAL

TIF Expenditure Amount:	90,763
Tied To Debt:	Water Treatment Plant
Tied To Project:	Water Treatment Plant

## Rebates For WALNUT 1993 URBAN RENEWAL

### 607 Highland St.

TIF Expenditure Amount:	0
Rebate Paid To:	A Bit of Iowa
Tied To Debt:	Small Business Start-Up Grant Program
Tied To Project:	Small Business Start-Up Grant Program
Projected Final FY of Rebate:	2027

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**TIF Taxing District Data Collection**

Local Government Name: WALNUT (78G742)  
 Urban Renewal Area: WALNUT 1993 URBAN RENEWAL (78014)  
 TIF Taxing District Name: LAYTON TWP/AHSTW SCH/1993 WALNUT UR TIF INCREM  
 TIF Taxing District Inc. Number: 780184  
 TIF Taxing District Base Year: 1993  
 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	118,963	0	0	0	0

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: WALNUT (78G742)  
 Urban Renewal Area: WALNUT 1993 URBAN RENEWAL (78014)  
 TIF Taxing District Name: WALNUT CITY/AHSTW SCH/1993 WALNUT UR TIF INCREM  
 TIF Taxing District Inc. Number: 780186  
 TIF Taxing District Base Year: 1993  
 FY TIF Revenue First Received: 1996  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2028

UR Designation	
Slum	No
Blighted	04/1994
Economic Development	04/1994

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	13,041,678	7,586,022	0	0	-84,000	20,446,200	0	20,446,200
Taxable	0	6,043,887	5,386,175	0	0	-84,000	11,248,562	0	11,248,562
Homestead Credits									73

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	5,463,271	11,248,562	2,961,568	8,286,994	267,778

FY 2025 TIF Revenue Received: 94,356

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**TIF Taxing District Data Collection**

Local Government Name: WALNUT (78G742)  
 Urban Renewal Area: WALNUT 1993 URBAN RENEWAL (78014)  
 TIF Taxing District Name: WALNUT CITY AG/AHSTW SCH/1993 WALNUT UR TIF INCREM  
 TIF Taxing District Inc. Number: 780188  
 TIF Taxing District Base Year: 1993  
 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	747,857	0	0	0	0

FY 2025 TIF Revenue Received: 0

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**Urban Renewal Area Data Collection**

Local Government Name: WALNUT (78G742)  
 Urban Renewal Area: WALNUT RANSOM SUB URBAN RENEWAL  
 UR Area Number: 78027

UR Area Creation Date: 04/1994

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

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WALNUT CITY/AHSTW SCH/1993 WALNUT RANSOM SUB UR TIF INCREM	780240	780241	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      **Amount of 07-01-2024 Cash Balance Restricted for LMI** 0

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      **Amount of 06-30-2025 Cash Balance Restricted for LMI** 0

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**TIF Taxing District Data Collection**

Local Government Name: WALNUT (78G742)  
 Urban Renewal Area: WALNUT RANSOM SUB URBAN RENEWAL (78027)  
 TIF Taxing District Name: WALNUT CITY/AHSTW SCH/1993 WALNUT RANSOM SUB UR TIF INCREM  
 TIF Taxing District Inc. Number: 780241  
 TIF Taxing District Base Year: 1993  
 FY TIF Revenue First Received: 2001  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2028

	UR Designation
Slum	No
Blighted	04/1994
Economic Development	04/1994

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	3,461	0	0	0	0

FY 2025 TIF Revenue Received: 0