

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: ELDRIDGE
 Local Government Number: 82G776

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
ELDRIDGE AMENDED UNIFIED URBAN RENEWAL AREA	82025	4
ELDRIDGE LINCOLN LECLAIRE URA	82063	1

TIF Debt Outstanding: 12,031,734

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 8,247 0 Amount of 07-01-2024 Cash Balance Restricted for LMI

TIF Revenue:	1,029,221	
TIF Sp. Revenue Fund Interest:	0	
Property Tax Replacement Claims	0	
Asset Sales & Loan Repayments:	0	
Total Revenue:	1,029,221	

Rebate Expenditures:	154,604	
Non-Rebate Expenditures:	924,681	
Returned to County Treasurer:	0	
Total Expenditures:	1,079,285	

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: -41,817 0 Amount of 06-30-2025 Cash Balance Restricted for LMI

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 10,994,266

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: ELDRIDGE (82G776)
 Urban Renewal Area: ELDRIDGE AMENDED UNIFIED URBAN RENEWAL AREA
 UR Area Number: 82025

UR Area Creation Date: 12/1994

To contribute to a diversified, well-balanced local economy by creating job opportunities and strengthening the property tax base and to encourage commercial and industrial growth and expansion through local, state and federal incentives.

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
ELDRIDGE CITY/NORTH SCOTT SCH/LECLAIRE ROAD UR TIF INCREMENT	820181	820180	45,462,365
ELDRIDGE CITY AG/ NORTH SCOTT SCH/LECLAIRE ROAD UR TIF INCREMENT	820182	820183	0
ELDRIDGE CITY/NORTH SCOTT SCH/ BLACKHAWK TRAIL UR TIF INCREMENT	820238	820239	0
ELDRIDGE CITY AG/ NORTH SCOTT SCH/ BLACKHAWK TRAIL UR TIF INCREMENT	820240	820241	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	107,701,745	73,142,755	2,013,400	0	-168,000	182,332,400	0	182,332,400
Taxable	0	49,911,983	59,705,501	1,550,117	0	-168,000	110,642,101	0	110,642,101
Homestead Credits									297

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **8,247** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	1,026,269
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	1,026,269

Rebate Expenditures:	154,604
Non-Rebate Expenditures:	920,010
Returned to County Treasurer:	0
Total Expenditures:	1,074,614

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **-40,098** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For ELDRIDGE AMENDED UNIFIED URBAN RENEWAL AREA

Trans & Treat Plant

Description:	Abandon Lagoon WWTP and transport waste to expanded South Slope WWTP
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	No

Lewis Machine and Tool

Description:	Construction of manufacturing facility
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

1st and LeClaire Road Intersection

Description:	1st and LeClaire Road Intersection
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For ELDRIDGE AMENDED UNIFIED URBAN RENEWAL AREA

2020 Go Buttermilk Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	4,901,000
Interest:	222,890
Total:	5,123,890
Annual Appropriation?:	Yes
Date Incurred:	11/20/2017
FY of Last Payment:	2032

Lewis Machine and Tool

Debt/Obligation Type:	Rebates
Principal:	853,173
Interest:	0
Total:	853,173
Annual Appropriation?:	Yes
Date Incurred:	08/24/2017
FY of Last Payment:	2030

1st and LeClaire Road Intersection

Debt/Obligation Type:	Internal Loans
Principal:	2,550,000
Interest:	0
Total:	2,550,000
Annual Appropriation?:	Yes
Date Incurred:	03/03/2020
FY of Last Payment:	2032

Non-Rebates For ELDRIDGE AMENDED UNIFIED URBAN RENEWAL AREA

TIF Expenditure Amount:	645,010
Tied To Debt:	2020 Go Buttermilk Bonds
Tied To Project:	Trans & Treat Plant
TIF Expenditure Amount:	275,000
Tied To Debt:	1st and LeClaire Road Intersection
Tied To Project:	1st and LeClaire Road Intersection

Rebates For ELDRIDGE AMENDED UNIFIED URBAN RENEWAL AREA

1600 E Leonard Ct, Eldridge IA 52748

TIF Expenditure Amount:	154,604
Rebate Paid To:	TBTG
Tied To Debt:	Lewis Machine and Tool
Tied To Project:	Lewis Machine and Tool
Projected Final FY of Rebate:	2030

Jobs For ELDRIDGE AMENDED UNIFIED URBAN RENEWAL AREA

Project:	Lewis Machine and Tool
Company Name:	Lewis Machine and Tool
Date Agreement Began:	01/12/2018
Date Agreement Ends:	06/30/2030
Number of Jobs Created or Retained:	178
Total Annual Wages of Required Jobs:	6,935,107
Total Estimated Private Capital Investment:	6,000,000
Total Estimated Cost of Public Infrastructure:	0

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The Blackhawk Trail and LeClaire Road Urban Renewal Areas were unified into one district in June 2012.

Changed to TAB "Debt & Obligation" first box from South Slope Trans & Treat

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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: ELDRIDGE (82G776)
 Urban Renewal Area: ELDRIDGE AMENDED UNIFIED URBAN RENEWAL AREA (82025)
 TIF Taxing District Name: ELDRIDGE CITY/NORTH SCOTT SCH/LECLAIRE ROAD UR TIF INCREMENT
 TIF Taxing District Inc. Number: 820180

	UR Designation
TIF Taxing District Base Year: 1993	Slum No
FY TIF Revenue First Received: 1995	Blighted No
Subject to a Statutory end date? No	Economic Development 10/1993

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	107,701,745	73,142,755	2,013,400	0	-168,000	182,332,400	0	182,332,400
Taxable	0	49,911,983	59,705,501	1,550,117	0	-168,000	110,642,101	0	110,642,101
Homestead Credits									297

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	11,034,780	110,642,101	45,462,365	65,179,736	1,473,295

FY 2025 TIF Revenue Received: 1,026,269

TIF Taxing District Data Collection

Local Government Name: ELDRIDGE (82G776)
 Urban Renewal Area: ELDRIDGE AMENDED UNIFIED URBAN RENEWAL AREA (82025)
 TIF Taxing District Name: ELDRIDGE CITY AG/ NORTH SCOTT SCH/LECLAIRE ROAD UR TIF INCREMENT
 TIF Taxing District Inc. Number: 820183

	UR Designation
TIF Taxing District Base Year: 1993	Slum No
FY TIF Revenue First Received: 1995	Blighted No
Subject to a Statutory end date? No	Economic Development 10/1993

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	586,250	0	0	0	0

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: ELDRIDGE (82G776)
 Urban Renewal Area: ELDRIDGE AMENDED UNIFIED URBAN RENEWAL AREA (82025)
 TIF Taxing District Name: ELDRIDGE CITY/NORTH SCOTT SCH/ BLACKHAWK TRAIL UR TIF INCREMENT
 TIF Taxing District Inc. Number: 820239
 TIF Taxing District Base Year: 1992
 FY TIF Revenue First Received: 1997
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1994

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	6,659,098	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: ELDRIDGE (82G776)
 Urban Renewal Area: ELDRIDGE AMENDED UNIFIED URBAN RENEWAL AREA (82025)
 TIF Taxing District Name: ELDRIDGE CITY AG/ NORTH SCOTT SCH/ BLACKHAWK TRAIL UR TIF INCREMENT
 TIF Taxing District Inc. Number: 820241
 TIF Taxing District Base Year: 1992
 FY TIF Revenue First Received: 1997
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1994

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	533,883	0	0	0	0

FY 2025 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: ELDRIDGE (82G776)
 Urban Renewal Area: ELDRIDGE LINCOLN LECLAIRE URA
 UR Area Number: 82063

UR Area Creation Date: 10/2023

UR Area Purpose: To help local officials promote commercial and industrial economic development in the city of Eldridge Iowa

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
ELDRIDGE CITY/NORTH SCOTT SCH/LINCOLN-LECLAIRE UR TIF INC	820543	820544	130,594

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	444,335	204,165	8,125,800	0	0	8,774,300	0	8,774,300
Taxable	0	205,918	118,263	7,192,901	0	0	7,517,082	0	7,517,082
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:	2,952
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	2,952

Rebate Expenditures:	0
Non-Rebate Expenditures:	4,671
Returned to County Treasurer:	0
Total Expenditures:	4,671

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: -1,719 0 **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For ELDRIDGE LINCOLN LECLAIRE URA

Establish Lincoln-LeClaireURP

Description:	Legal,Recording & Publishing Fees
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Rilco Inc

Description:	Rebates
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For ELDRIDGE LINCOLN LECLAIRE URA

Legal, Publishing Fees

Debt/Obligation Type:	Internal Loans
Principal:	4,671
Interest:	0
Total:	4,671
Annual Appropriation?:	No
Date Incurred:	01/23/2025
FY of Last Payment:	2025

Rilco Rebate

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	3,500,000
Interest:	0
Total:	3,500,000
Annual Appropriation?:	No
Date Incurred:	09/05/2023
FY of Last Payment:	2036

Non-Rebates For ELDRIDGE LINCOLN LECLAIRE URA

TIF Expenditure Amount:	4,671
Tied To Debt:	Legal, Publishing Fees
Tied To Project:	Establish Lincoln-LeClaireURP

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: ELDRIDGE (82G776)
 Urban Renewal Area: ELDRIDGE LINCOLN LECLAIRE URA (82063)
 TIF Taxing District Name: ELDRIDGE CITY/NORTH SCOTT SCH/LINCOLN-LECLAIRE UR TIF INC
 TIF Taxing District Inc. Number: 820544
 TIF Taxing District Base Year: 0
 FY TIF Revenue First Received: 2952
 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	444,335	204,165	8,125,800	0	0	8,774,300	0	8,774,300
Taxable	0	205,918	118,263	7,192,901	0	0	7,517,082	0	7,517,082
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	4,531,240	4,243,060	130,594	4,112,466	92,956

FY 2025 TIF Revenue Received: 2,952