

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

**Levy Authority Summary**

Local Government Name: LE CLAIRE  
 Local Government Number: 82G777

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
LECLAIRE PHASE I & II URBAN RENEWAL	82004	6
LECLAIRE PEBBLE CREEK URBAN RENEWAL	82039	12
LECLAIRE RODGERS 1ST ADDITION URBAN RENEWAL	82062	0

**TIF Debt Outstanding:** **12,326,967**

<b>TIF Sp. Rev. Fund Cash Balance</b>		<b>Amount of 07-01-2024 Cash Balance</b>
<b>as of 07-01-2024:</b>	<b>349,897</b>	<b>0</b>
		<b>Restricted for LMI</b>

TIF Revenue:	2,780,147	
TIF Sp. Revenue Fund Interest:	73,947	
Property Tax Replacement Claims	0	
Asset Sales & Loan Repayments:	0	
<b>Total Revenue:</b>	<b>2,854,094</b>	

Rebate Expenditures:	961,560	
Non-Rebate Expenditures:	1,725,251	
Returned to County Treasurer:	0	
<b>Total Expenditures:</b>	<b>2,686,811</b>	

<b>TIF Sp. Rev. Fund Cash Balance</b>		<b>Amount of 06-30-2025 Cash Balance</b>
<b>as of 06-30-2025:</b>	<b>517,180</b>	<b>0</b>
		<b>Restricted for LMI</b>

**Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance:** **9,122,976**

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**Urban Renewal Area Data Collection**

Local Government Name: LE CLAIRE (82G777)  
 Urban Renewal Area: LECLAIRE PHASE I & II URBAN RENEWAL  
 UR Area Number: 82004

UR Area Creation Date: 05/1991

SEE ATTACHED VARIOUS  
 RESOLUTIONS OF NECESSITY  
 AND URBAN RENEWAL PLANS  
 & AMENDMENTS.

UR Area Purpose:

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
LECLAIRE CITY/PLEASANT VALLEY SCH/LECLAIRE PHASE II UR TIF INCREMENT	820150	820151	59,001,736
LECLAIRE CITY AG/PLEASANT VALLEY SCH/LECLAIRE PHASE II UR TIF INCREMENT	820152	820153	0
LECLAIRE CITY/PLEASANT VALLEY SCH/LECLAIRE PHASE I AMENDED UR TIF INCREMENT	820158	820159	0
LECLAIRE CITY/PLEASANT VALLEY SCH/ LECLAIRE PHASE II AMENDED UR TIF INCREMENT	820160	820161	0
LECLAIRE CITY/PLEASANT VALLEY SCH/PHASE II AMD AMD UR TIF INCREM	820315	820316	0
LECLAIRE CITY/PLEASANT VALLEY SCH/LE #1 EXP UR TIF INCREMENT	820416	820417	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	119,109,700	22,804,000	828,600	0	-184,000	142,334,050	0	142,334,050
Taxable	0	55,198,762	19,178,192	642,797	0	-184,000	74,611,501	0	74,611,501
Homestead Credits									243

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:** 119,243      0      **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	1,480,871
TIF Sp. Revenue Fund Interest:	39,159
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>1,520,030</b>

Rebate Expenditures:	15,864
Non-Rebate Expenditures:	1,477,916
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>1,493,780</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:** 145,493      0      **Amount of 06-30-2025 Cash Balance Restricted for LMI**

## Projects For LECLAIRE PHASE I & II URBAN RENEWAL

### '11-'13 WWTP PROJECT #1

Description:	WWTP SYSTEM EXPANSION & UPGRADE PROJECT
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	No

### '11-'13 WWTP PROJECT #2

Description:	WWTP SYSTEM EXPANSION & UPGRADE PROJECT
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	No

### ANTIQUÉ ARCH EXPANSION

Description:	EXPANSION OF RETAIL COMMERCIAL COMPLEX
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

### 2013 STREET PROJECTS

Description:	2013 STREET PROJECTS THROUGHOUT CITY
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### 2013 L.S. & FORCE MAIN PROJECT

Description:	L.S. #1 & #3 & FORCE MAIN UPGRADES
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	No

### 2016 FINAL WWTP PROJECT

Description:	WWTP SYSTEM EXPANSION & UPGRADE PROJECT
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	No

### DANA DEVELOPMENT

Description:	COMMERCIAL RETAIL BUSINESS CREATION SUPPORT
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

### YMCA FITNESS CENTER

Description:	YMCA FITNESS & REC CENTER
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For LECLAIRE PHASE I & II URBAN RENEWAL

### '11-'13 WWTP PROJECT #1

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,380,000
Interest:	273,500
Total:	2,653,500
Annual Appropriation?:	No
Date Incurred:	04/19/2010
FY of Last Payment:	2030

### '11-'13 WWTP PROJECT #2

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,072,723
Interest:	80,877
Total:	2,153,600
Annual Appropriation?:	Yes
Date Incurred:	04/18/2011
FY of Last Payment:	2027

### ANTIQUUE ARCH EXPANSION

Debt/Obligation Type:	Rebates
Principal:	6,949
Interest:	0
Total:	6,949
Annual Appropriation?:	Yes
Date Incurred:	12/01/2014
FY of Last Payment:	2025

### 2013 L.S. & FORCE MAIN PROJECT

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	633,360
Interest:	42,371
Total:	675,731
Annual Appropriation?:	Yes
Date Incurred:	10/11/2013
FY of Last Payment:	2028

### 2016 FINAL WWTP PROJECT

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	230,000
Interest:	10,350
Total:	240,350
Annual Appropriation?:	No
Date Incurred:	03/01/2016
FY of Last Payment:	2026

### DANA DEVELOPMENT

Debt/Obligation Type:	Rebates
Principal:	17,733
Interest:	0
Total:	17,733
Annual Appropriation?:	Yes
Date Incurred:	01/15/2019
FY of Last Payment:	2026

## 2013 STREET PROJECTS

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	107,383
Interest:	7,311
Total:	114,694
Annual Appropriation?:	Yes
Date Incurred:	10/11/2013
FY of Last Payment:	2028

## YMCA DEVELOPMENT AGREEMENT

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/18/2024
FY of Last Payment:	2030

## Non-Rebates For LECLAIRE PHASE I & II URBAN RENEWAL

TIF Expenditure Amount:	717,000
Tied To Debt:	'11-'13 WWTP PROJECT #2
Tied To Project:	'11-'13 WWTP PROJECT #2

TIF Expenditure Amount:	442,638
Tied To Debt:	'11-'13 WWTP PROJECT #1
Tied To Project:	'11-'13 WWTP PROJECT #1

TIF Expenditure Amount:	167,916
Tied To Debt:	2013 L.S. & FORCE MAIN PROJECT
Tied To Project:	2013 L.S. & FORCE MAIN PROJECT

TIF Expenditure Amount:	121,900
Tied To Debt:	2016 FINAL WWTP PROJECT
Tied To Project:	2016 FINAL WWTP PROJECT

TIF Expenditure Amount:	28,462
Tied To Debt:	2013 STREET PROJECTS
Tied To Project:	2013 STREET PROJECTS

## Rebates For LECLAIRE PHASE I & II URBAN RENEWAL

### ANTIQUÉ ARCHEOLOGY EXPANSION

TIF Expenditure Amount:	3,558
Rebate Paid To:	MRW PROPERTIES, INC.
Tied To Debt:	ANTIQUÉ ARCH EXPANSION
Tied To Project:	ANTIQUÉ ARCH EXPANSION
Projected Final FY of Rebate:	2025

### DANA DEVELOPMENT

TIF Expenditure Amount:	12,306
Rebate Paid To:	SW REAL ESTATE HOLDINGS
Tied To Debt:	DANA DEVELOPMENT
Tied To Project:	DANA DEVELOPMENT
Projected Final FY of Rebate:	2026

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PCV LMI PROJ DEBT IS 62.7% OF TOTAL LMI DEBT. (TOTAL PCV DEBT IS \$3,280,000 - APPORTIONED TO ALL OTHER UR AREAS ON % BASIS.)  
CODY'S LEGACY LMI PROJ DEBT IS 37.3% OF TOTAL LMI DEBT. (TOTAL DEBT IS \$1,950,000 APPORTIONED TO ALL OTHER UR AREAS ON % BASIS.)

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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: LE CLAIRE (82G777)  
 Urban Renewal Area: LECLAIRE PHASE I & II URBAN RENEWAL (82004)  
 TIF Taxing District Name: LECLAIRE CITY/PLEASANT VALLEY SCH/LECLAIRE PHASE II UR TIF INCREMENT  
 TIF Taxing District Inc. Number: 820151  
 TIF Taxing District Base Year: 1991  
 FY TIF Revenue First Received: 1993  
 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	119,109,700	22,804,000	828,600	0	-184,000	142,334,050	0	142,334,050
Taxable	0	55,198,762	19,178,192	642,797	0	-184,000	74,611,501	0	74,611,501
Homestead Credits									243

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	3,474,452	74,611,501	59,001,736	15,609,765	393,010

FY 2025 TIF Revenue Received: 1,480,871

**TIF Taxing District Data Collection**

Local Government Name: LE CLAIRE (82G777)  
 Urban Renewal Area: LECLAIRE PHASE I & II URBAN RENEWAL (82004)  
 TIF Taxing District Name: LECLAIRE CITY AG/PLEASANT VALLEY SCH/LECLAIRE PHASE II UR TIF INCREMENT  
 TIF Taxing District Inc. Number: 820153  
 TIF Taxing District Base Year: 1990  
 FY TIF Revenue First Received: 1994  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	06/1992

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	68,468	0	0	0	0

FY 2025 TIF Revenue Received: 0

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**TIF Taxing District Data Collection**

Local Government Name:	LE CLAIRE (82G777)									
Urban Renewal Area:	LECLAIRE PHASE I & II URBAN RENEWAL (82004)									
TIF Taxing District Name:	LECLAIRE CITY/PLEASANT VALLEY SCH/LECLAIRE PHASE I AMENDED UR									
TIF INCREMENT										
TIF Taxing District Inc. Number:	820159									
TIF Taxing District Base Year:	1991	<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>07/1992</td> </tr> </tbody> </table>	UR Designation		Slum	No	Blighted	No	Economic Development	07/1992
UR Designation										
Slum	No									
Blighted	No									
Economic Development	07/1992									
FY TIF Revenue First Received:	1994									
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	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	138,740	0	0	0	0

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name:	LE CLAIRE (82G777)									
Urban Renewal Area:	LECLAIRE PHASE I & II URBAN RENEWAL (82004)									
TIF Taxing District Name:	LECLAIRE CITY/PLEASANT VALLEY SCH/ LECLAIRE PHASE II AMENDED UR									
TIF INCREMENT										
TIF Taxing District Inc. Number:	820161									
TIF Taxing District Base Year:	2003	<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>06/1992</td> </tr> </tbody> </table>	UR Designation		Slum	No	Blighted	No	Economic Development	06/1992
UR Designation										
Slum	No									
Blighted	No									
Economic Development	06/1992									
FY TIF Revenue First Received:	1994									
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	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	3,300	0	0	0	0

FY 2025 TIF Revenue Received: 0

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**TIF Taxing District Data Collection**

Local Government Name: LE CLAIRE (82G777)  
 Urban Renewal Area: LECLAIRE PHASE I & II URBAN RENEWAL (82004)  
 TIF Taxing District Name: LECLAIRE CITY/PLEASANT VALLEY SCH/PHASE II AMD AMD UR TIF INCREM  
 TIF Taxing District Inc. Number: 820316

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2003

TIF Taxing District Base Year: 2002  
 FY TIF Revenue First Received:  
 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	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	0	0	0	0	0

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: LE CLAIRE (82G777)  
 Urban Renewal Area: LECLAIRE PHASE I & II URBAN RENEWAL (82004)  
 TIF Taxing District Name: LECLAIRE CITY/PLEASANT VALLEY SCH/LE #1 EXP UR TIF INCREMENT  
 TIF Taxing District Inc. Number: 820417

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2010

TIF Taxing District Base Year: 2009  
 FY TIF Revenue First Received: 2012  
 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	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	158,860	0	0	0	0

FY 2025 TIF Revenue Received: 0

**Urban Renewal Area Data Collection**

Local Government Name: LE CLAIRE (82G777)  
 Urban Renewal Area: LECLAIRE PEBBLE CREEK URBAN RENEWAL  
 UR Area Number: 82039

UR Area Creation Date: 05/2003

This area has been designated as an economic development area for the promotion of residential/commercial development(residential golf community)and for the construction and reconstruction of related public infrastructure improvements in support thereof.

UR Area Purpose:

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
LECLAIRE CITY/PLEASANT VALLEY SCH/PEBBLE CREEK UR TIF INCREMENT	820319	820320	3,503,583
LECLAIRE CITY/PLEASANT VALLEY SCH/PC1 UR TIF INCREMENT	820342	820343	4,027,025
LECLAIRE CITY/PLEASANT VALLEY SCH/PC2 UR TIF INCREMENT	820344	820345	2,560,058
LECLAIRE CITY AG/PLEASANT VALLEY SCH/PC2 UR TIF INCREMENT	820346	820347	0
LECLAIRE CITY/PLEASANT VALLEY SCH/LEPP4 UR TIF INCREMENT	820432	820433	0
LECLAIRE CITY/PLEASANT VALLEY SCH/LEPP5 UR TIF INCREMENT	820434	820435	0
LECLAIRE CITY/PLEASANT VALLEY SCH/PC6 UR TIF INCREMENT	820452	820453	0
LECLAIRE CITY/PLEASANT VALLEY SCH/LEPP7 UR TIF INCREMENT	820456	820457	0
LECLAIRE CITY/PLEASANT VALLEY SCH/LEPP8 UR TIF INCREMENT	820468	820469	0
LECLAIRE CITY/PLEASANT VALLEY SCH/PC PR10 UR TIF INCREM	820482	820483	18,116,582
LECLAIRE CITY/PLEASANT VALLEY SCH/PC PH6 UR TIF INCREM	820484	820485	23,461,989
LECLAIRE CITY/PLEASANT VALLEY SCH/PC PH7 UR TIF INCREM	820492	820493	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	110,366,000	3,576,800	0	0	-44,000	113,853,300	0	113,853,300
Taxable	0	51,146,705	2,826,207	0	0	-44,000	53,883,412	0	53,883,412
Homestead Credits									120

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:** **230,654** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	1,299,276
TIF Sp. Revenue Fund Interest:	34,788
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>1,334,064</b>

Rebate Expenditures:	945,696
Non-Rebate Expenditures:	247,335
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>1,193,031</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:** **371,687** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

## Projects For LECLAIRE PEBBLE CREEK URBAN RENEWAL

### LEPPC - 2003 AGREEMENT - PROJECT #1

Description:	#82320 - REBATE OF ELIGIBLE COMMERCIAL COSTS IN SUPPORT OF RESIDENTIAL GOLF COMMUNITY DEVELOPMENT
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	No

### LEPP1 - 2003 AGREEMENT - PROJECT #2

Description:	#82343 - REBATE OF ELIGIBLE COMMERCIAL COSTS IN SUPPORT OF RESIDENTIAL GOLF COMMUNITY DEVELOPMENT
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	No

### LEPP2 - 2006 AGREEMENT - PROJECT #1

Description:	#82345 - REBATE OF ELIGIBLE COMMERCIAL COSTS IN SUPPORT OF RESIDENTIAL GOLF COMMUNITY DEVELOPMENT
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	No

### PEBBLE CREEK SENIOR VILLAS LMI PROJECT

Description:	REBATE OF ELIGIBLE RESIDENTIAL DEVELOPMENT COSTS IN SUPPORT OF LMI ELIGIBLE SENIOR (AGE 55 OR OLDER) HOUSING
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

### LEPP7 - 2006 AGREEMENT - PROJECT #5

Description:	#82457 - REBATE OF ELIGIBLE RESIDENTIAL COSTS IN SUPPORT OF RESIDENTIAL GOLF COMMUNITY DEVELOPMENT
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	Yes

### LEPP8 - 2003 AGREEMENT - PROJECT #9

Description:	#82469 - REBATE OF ELIGIBLE RESIDENTIAL COSTS IN SUPPORT OF RESIDENTIAL GOLF COMMUNITY DEVELOPMENT
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	Yes

### LEPP9 - 2003 AGREEMENT - PROJECT #10

	#82483 - REBATE OF ELIGIBLE RESIDENTIAL COSTS IN SUPPORT OF A RESIDENTIAL GOLF COMMUNITY DEVELOPMENT
Description:	
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

#### **LEPP10 - 2006 AGREEMENT - PROJECT #6**

	#82485 - REBATE OF ELIGIBLE RESIDENTIAL COSTS IN SUPPORT OF A RESIDENTIAL GOLF COMMUNITY DEVELOPMENT
Description:	
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

#### **REVISED DEVELOPMENT AGREEMENT**

	2015 REVISED DEVELOPMENT AGREEMENT EXPENSES
Description:	
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

#### **LEPP11 - 2006 AGREEMENT - PROJECT #7**

	#82493 - REBATE OF ELIGIBLE RESIDENTIAL COSTS IN SUPPORT OF A RESIDENTIAL GOLF COMMUNITY DEVELOPMENT
Description:	
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	Yes

## Debts/Obligations For LECLAIRE PEBBLE CREEK URBAN RENEWAL

### 2003 - PROJECT #1

Debt/Obligation Type:	Rebates
Principal:	158,418
Interest:	0
Total:	158,418
Annual Appropriation?:	Yes
Date Incurred:	12/01/2005
FY of Last Payment:	2026

### 2003 - PROJECT #2

Debt/Obligation Type:	Rebates
Principal:	245,092
Interest:	0
Total:	245,092
Annual Appropriation?:	Yes
Date Incurred:	12/01/2006
FY of Last Payment:	2026

### 2006 - PROJECT #1

Debt/Obligation Type:	Rebates
Principal:	122,698
Interest:	0
Total:	122,698
Annual Appropriation?:	Yes
Date Incurred:	12/01/2006
FY of Last Payment:	2026

### PEBBLE CREEK SENIOR VILLAS LMI PROJECT

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	270,000
Interest:	0
Total:	270,000
Annual Appropriation?:	Yes
Date Incurred:	02/06/2012
FY of Last Payment:	2027

### 2003 - PROJECT #9

Debt/Obligation Type:	Rebates
Principal:	6,017
Interest:	0
Total:	6,017
Annual Appropriation?:	Yes
Date Incurred:	12/01/2013
FY of Last Payment:	2024

### 2006 - PROJECT #5

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	12/01/2013
FY of Last Payment:	2024

### **2003 - PROJECT #10**

Debt/Obligation Type:	Rebates
Principal:	150,698
Interest:	0
Total:	150,698
Annual Appropriation?:	Yes
Date Incurred:	12/01/2014
FY of Last Payment:	2025

### **2006 - PROJECT #6**

Debt/Obligation Type:	Rebates
Principal:	740,574
Interest:	0
Total:	740,574
Annual Appropriation?:	Yes
Date Incurred:	12/01/2014
FY of Last Payment:	2025

### **REVISED DEVELOPMENT AGREEMENT**

Debt/Obligation Type:	Other Debt
Principal:	270,913
Interest:	0
Total:	270,913
Annual Appropriation?:	Yes
Date Incurred:	01/19/2015
FY of Last Payment:	2026

### **2006 - PROJECT #7**

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	12/01/2015
FY of Last Payment:	2025

## Non-Rebates For LECLAIRE PEBBLE CREEK URBAN RENEWAL

TIF Expenditure Amount:	90,000
Tied To Debt:	PEBBLE CREEK SENIOR VILLAS LMI PROJECT
Tied To Project:	PEBBLE CREEK SENIOR VILLAS LMI PROJECT

TIF Expenditure Amount:	157,335
Tied To Debt:	REVISED DEVELOPMENT AGREEMENT
Tied To Project:	REVISED DEVELOPMENT AGREEMENT

## Rebates For LECLAIRE PEBBLE CREEK URBAN RENEWAL

### #82320 - 2003 - PROJ. #1

TIF Expenditure Amount:	74,269
Rebate Paid To:	THE NATIONAL BANK
Tied To Debt:	2003 - PROJECT #1
Tied To Project:	LEPPC - 2003 AGREEMENT - PROJECT #1
Projected Final FY of Rebate:	2026

### #82343 - 2003 - PROJ. #2

TIF Expenditure Amount:	73,655
Rebate Paid To:	THE NATIONAL BANK
Tied To Debt:	2003 - PROJECT #2
Tied To Project:	LEPP1 - 2003 AGREEMENT - PROJECT #2
Projected Final FY of Rebate:	2026

### #82345 - 2006 - PROJ. #1

TIF Expenditure Amount:	63,619
Rebate Paid To:	THE NATIONAL BANK
Tied To Debt:	2006 - PROJECT #1
Tied To Project:	LEPP2 - 2006 AGREEMENT - PROJECT #1
Projected Final FY of Rebate:	2026

### #82483 - 2003 - PROJ #10

TIF Expenditure Amount:	322,066
Rebate Paid To:	THE NATIONAL BANK
Tied To Debt:	2003 - PROJECT #10
Tied To Project:	LEPP9 - 2003 AGREEMENT - PROJECT #10
Projected Final FY of Rebate:	2025

### #82485 - 2006 - PROJ #6

TIF Expenditure Amount:	412,087
Rebate Paid To:	THE NATIONAL BANK
Tied To Debt:	2006 - PROJECT #6
Tied To Project:	LEPP10 - 2006 AGREEMENT - PROJECT #6
Projected Final FY of Rebate:	2025

## Income Housing For LECLAIRE PEBBLE CREEK URBAN RENEWAL

Amount of FY 2025 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	247,335
<hr/>	
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:	247,335
Other low and moderate income housing assistance:	0

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PCV LMI PROJ DEBT IS 62.7% OF TOTAL LMI DEBT. (TOTAL PCV DEBT IS \$3,280,000 - APPORTIONED TO ALL OTHER UR AREAS ON % BASIS.)  
CODY'S LEGACY LMI PROJ DEBT IS 37.3% OF TOTAL LMI DEBT. (TOTAL DEBT IS \$1,950,000 APPORTIONED TO ALL OTHER UR AREAS ON % BASIS.)

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

0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: LE CLAIRE (82G777)  
 Urban Renewal Area: LECLAIRE PEBBLE CREEK URBAN RENEWAL (82039)  
 TIF Taxing District Name: LECLAIRE CITY/PLEASANT VALLEY SCH/PEBBLE CREEK UR TIF INCREMENT  
 TIF Taxing District Inc. Number: 820320  
 TIF Taxing District Base Year: 2002  
 FY TIF Revenue First Received: 2007  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2026

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2003

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	5,083,100	2,161,200	0	0	0	7,241,050	0	7,241,050
Taxable	0	2,355,653	1,683,138	0	0	0	4,035,541	0	4,035,541
Homestead Credits									6

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	130,142	4,035,541	3,503,583	531,958	13,393

FY 2025 TIF Revenue Received: 88,101

**TIF Taxing District Data Collection**

Local Government Name: LE CLAIRE (82G777)  
 Urban Renewal Area: LECLAIRE PEBBLE CREEK URBAN RENEWAL (82039)  
 TIF Taxing District Name: LECLAIRE CITY/PLEASANT VALLEY SCH/PC1 UR TIF INCREMENT  
 TIF Taxing District Inc. Number: 820343  
 TIF Taxing District Base Year: 2005  
 FY TIF Revenue First Received: 2008  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2026

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2003

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	8,717,700	0	0	0	0	8,704,700	0	8,704,700
Taxable	0	4,040,025	0	0	0	0	4,027,025	0	4,027,025
Homestead Credits									13

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	3,280	4,027,025	4,027,025	0	0

FY 2025 TIF Revenue Received: 101,264

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: LE CLAIRE (82G777)  
 Urban Renewal Area: LECLAIRE PEBBLE CREEK URBAN RENEWAL (82039)  
 TIF Taxing District Name: LECLAIRE CITY/PLEASANT VALLEY SCH/PC2 UR TIF INCREMENT  
 TIF Taxing District Inc. Number: 820345  
 TIF Taxing District Base Year: 2005  
 FY TIF Revenue First Received: 2008  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2026

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2003

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	3,988,900	1,415,600	0	0	0	5,404,500	0	5,404,500
Taxable	0	1,848,570	1,143,069	0	0	0	2,991,639	0	2,991,639
Homestead Credits									8

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	84,190	2,991,639	2,560,058	431,581	10,866

FY 2025 TIF Revenue Received: 64,375

**TIF Taxing District Data Collection**

Local Government Name: LE CLAIRE (82G777)  
 Urban Renewal Area: LECLAIRE PEBBLE CREEK URBAN RENEWAL (82039)  
 TIF Taxing District Name: LECLAIRE CITY AG/PLEASANT VALLEY SCH/PC2 UR TIF INCREMENT  
 TIF Taxing District Inc. Number: 820347  
 TIF Taxing District Base Year: 2005  
 FY TIF Revenue First Received: 2008  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2026

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2003

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	12,720	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: LE CLAIRE (82G777)  
 Urban Renewal Area: LECLAIRE PEBBLE CREEK URBAN RENEWAL (82039)  
 TIF Taxing District Name: LECLAIRE CITY/PLEASANT VALLEY SCH/LEPP4 UR TIF INCREMENT  
 TIF Taxing District Inc. Number: 820433  
 TIF Taxing District Base Year: 2010  
 FY TIF Revenue First Received: 2013  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2026

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2003

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	279,610	0	0	0	0

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: LE CLAIRE (82G777)  
 Urban Renewal Area: LECLAIRE PEBBLE CREEK URBAN RENEWAL (82039)  
 TIF Taxing District Name: LECLAIRE CITY/PLEASANT VALLEY SCH/LEPP5 UR TIF INCREMENT  
 TIF Taxing District Inc. Number: 820435  
 TIF Taxing District Base Year: 2010  
 FY TIF Revenue First Received: 2013  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2026

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2003

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	361,210	0	0	0	0

FY 2025 TIF Revenue Received: 0

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**TIF Taxing District Data Collection**

Local Government Name: LE CLAIRE (82G777)  
 Urban Renewal Area: LECLAIRE PEBBLE CREEK URBAN RENEWAL (82039)  
 TIF Taxing District Name: LECLAIRE CITY/PLEASANT VALLEY SCH/PC6 UR TIF INCREMENT  
 TIF Taxing District Inc. Number: 820453  
 TIF Taxing District Base Year: 2011  
 FY TIF Revenue First Received: 2014  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2023

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2003

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	58,640	0	0	0	0

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: LE CLAIRE (82G777)  
 Urban Renewal Area: LECLAIRE PEBBLE CREEK URBAN RENEWAL (82039)  
 TIF Taxing District Name: LECLAIRE CITY/PLEASANT VALLEY SCH/LEPP7 UR TIF INCREMENT  
 TIF Taxing District Inc. Number: 820457  
 TIF Taxing District Base Year: 2012  
 FY TIF Revenue First Received: 0  
 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	148,030	0	0	0	0

FY 2025 TIF Revenue Received: 0

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**TIF Taxing District Data Collection**

Local Government Name: LE CLAIRE (82G777)  
 Urban Renewal Area: LECLAIRE PEBBLE CREEK URBAN RENEWAL (82039)  
 TIF Taxing District Name: LECLAIRE CITY/PLEASANT VALLEY SCH/LEPP8 UR TIF INCREMENT  
 TIF Taxing District Inc. Number: 820469  
 TIF Taxing District Base Year: 2012  
 FY TIF Revenue First Received: 0  
 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	220,415	0	0	0	0

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: LE CLAIRE (82G777)  
 Urban Renewal Area: LECLAIRE PEBBLE CREEK URBAN RENEWAL (82039)  
 TIF Taxing District Name: LECLAIRE CITY/PLEASANT VALLEY SCH/PC PR10 UR TIF INCREM  
 TIF Taxing District Inc. Number: 820483  
 TIF Taxing District Base Year: 2013  
 FY TIF Revenue First Received: 0  
 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	41,860,800	0	0	0	-16,000	41,828,550	0	41,828,550
Taxable	0	19,399,468	0	0	0	-16,000	19,367,218	0	19,367,218
Homestead Credits									49

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	5,316,780	19,367,218	18,116,582	1,250,636	31,487

FY 2025 TIF Revenue Received: 455,561

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: LE CLAIRE (82G777)  
 Urban Renewal Area: LECLAIRE PEBBLE CREEK URBAN RENEWAL (82039)  
 TIF Taxing District Name: LECLAIRE CITY/PLEASANT VALLEY SCH/PC PH6 UR TIF INCREM  
 TIF Taxing District Inc. Number: 820485  
 TIF Taxing District Base Year: 2013  
 FY TIF Revenue First Received: 0  
 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	50,715,500	0	0	0	-28,000	50,674,500	0	50,674,500
Taxable	0	23,502,989	0	0	0	-28,000	23,461,989	0	23,461,989
Homestead Credits									44

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,809,060	23,461,989	23,461,989	0	0

FY 2025 TIF Revenue Received: 589,975

**TIF Taxing District Data Collection**

Local Government Name: LE CLAIRE (82G777)  
 Urban Renewal Area: LECLAIRE PEBBLE CREEK URBAN RENEWAL (82039)  
 TIF Taxing District Name: LECLAIRE CITY/PLEASANT VALLEY SCH/PC PH7 UR TIF INCREM  
 TIF Taxing District Inc. Number: 820493  
 TIF Taxing District Base Year: 2014  
 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	10	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: LE CLAIRE (82G777)  
 Urban Renewal Area: LECLAIRE RODGERS 1ST ADDITION URBAN RENEWAL  
 UR Area Number: 82062

UR Area Creation Date:

UR Area Purpose:

**Tax Districts within this Urban Renewal Area**

**Base Increment Increment  
No. No. Value  
Used**

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

## Projects For LECLAIRE RODGERS 1ST ADDITION URBAN RENEWAL

### FAREWAY CENTER

Description:	GROCERY STORE
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

### OUTLOT DEVELOPMENT

Description:	RETAIL OUTLET
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For LECLAIRE RODGERS 1ST ADDITION URBAN RENEWAL

### FAREWAY CENTER

Debt/Obligation Type:	Rebates
Principal:	3,500,000
Interest:	0
Total:	3,500,000
Annual Appropriation?:	Yes
Date Incurred:	08/16/2022
FY of Last Payment:	2040

### OUTLET DEVELOPMENT

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,000,000
Interest:	0
Total:	1,000,000
Annual Appropriation?:	Yes
Date Incurred:	06/19/2023
FY of Last Payment:	2041

## Jobs For LECLAIRE RODGERS 1ST ADDITION URBAN RENEWAL

Project:	FAREWAY CENTER
Company Name:	FAREWAY STORES INC.
Date Agreement Began:	08/16/2022
Date Agreement Ends:	06/30/2041
Number of Jobs Created or Retained:	55
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	6,500,000
Total Estimated Cost of Public Infrastructure:	0