

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: EARLING
 Local Government Number: 83G788

Active Urban Renewal Areas

EARLING URBAN RENEWAL

**U.R. # of Tif Taxing
Districts**
83005 4

TIF Debt Outstanding: 825,658

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: 134,536
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 134,536

Rebate Expenditures: 0
 Non-Rebate Expenditures: 134,536
 Returned to County Treasurer: 0
Total Expenditures: 134,536

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

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 691,122

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Urban Renewal Area Data Collection

Local Government Name: EARLING (83G788)
 Urban Renewal Area: EARLING URBAN RENEWAL
 UR Area Number: 83005

UR Area Creation Date: 06/1993

To promote economic development in the City of Earling. The primary goal of the plan is to stimulate, through public involvement and commitment, private investment and development of business and industry in the designated area.

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
EARLING CITY/HARLAN SCH/UR1EC INCREM	830240	830241	4,081,525
EARLING CITY AG/HARLAN SCH/UR1EA INCREM	830250	830251	127,442
EARLING CITY/HARLAN SCH/UR2EC INCREM	830253	830254	0
EARLING CITY AG/HARLAN SCH/UR2EA INCREM	830255	830256	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	185,960	8,833,627	109,561	0	0	-24,000	9,066,148	0	9,066,148
Taxable	133,588	4,093,751	50,774	0	0	-24,000	4,215,113	0	4,215,113
Homestead Credits									29

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Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	134,536

Rebate Expenditures:	0
Non-Rebate Expenditures:	134,536
Returned to County Treasurer:	0
Total Expenditures:	134,536

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 EARLING URBAN RENEWAL

Main Street Project

Description:	New lighting, sidewalks, curbs
	Main Street Iowa Program-Iowa Economic Development
Classification:	Authority
Physically Complete:	Yes
Payments Complete:	No

Urban Renewal Director

Description:	Admin
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

Street and Stormwater Plan

Description:	Engineering planning
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Park Trail

Description:	Pedestrian Trail
	Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	No
Payments Complete:	No

Housing and Abatement

Description:	Housing Grants and Demolition
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For EARLING URBAN RENEWAL

Urban Renewal Director

Debt/Obligation Type:	Internal Loans
Principal:	33,000
Interest:	0
Total:	33,000
Annual Appropriation?:	Yes
Date Incurred:	11/22/2022
FY of Last Payment:	2030

Street and Stormwater Planning

Debt/Obligation Type:	Internal Loans
Principal:	56,724
Interest:	0
Total:	56,724
Annual Appropriation?:	Yes
Date Incurred:	11/22/2023
FY of Last Payment:	2030

Housing Project

Debt/Obligation Type:	Internal Loans
Principal:	36,679
Interest:	0
Total:	36,679
Annual Appropriation?:	Yes
Date Incurred:	11/22/2022
FY of Last Payment:	2030

Trail Project

Debt/Obligation Type:	Internal Loans
Principal:	184,807
Interest:	0
Total:	184,807
Annual Appropriation?:	Yes
Date Incurred:	11/22/2022
FY of Last Payment:	2030

4th Street Project

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	514,448
Interest:	0
Total:	514,448
Annual Appropriation?:	Yes
Date Incurred:	11/13/2023
FY of Last Payment:	2043

Non-Rebates For EARLING URBAN RENEWAL

TIF Expenditure Amount:	134,536
Tied To Debt:	Trail Project
Tied To Project:	Park Trail

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TIF Taxing District Data Collection

Local Government Name: EARLING (83G788)
 Urban Renewal Area: EARLING URBAN RENEWAL (83005)
 TIF Taxing District Name: EARLING CITY/HARLAN SCH/UR1EC INCREM
 TIF Taxing District Inc. Number: 830241
 TIF Taxing District Base Year: 1992
 FY TIF Revenue First Received: 1994
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	06/1993

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	8,833,627	109,561	0	0	-24,000	8,880,188	0	8,880,188
Taxable	0	4,093,751	50,774	0	0	-24,000	4,081,525	0	4,081,525
Homestead Credits									29

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,307,542	4,081,525	4,081,525	0	0

FY 2025 TIF Revenue Received: 130,500

TIF Taxing District Data Collection

Local Government Name: EARLING (83G788)
 Urban Renewal Area: EARLING URBAN RENEWAL (83005)
 TIF Taxing District Name: EARLING CITY AG/HARLAN SCH/UR1EA INCREM
 TIF Taxing District Inc. Number: 830251
 TIF Taxing District Base Year: 1992
 FY TIF Revenue First Received: 1994
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	06/1993

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	185,960	0	0	0	0	0	185,960	0	185,960
Taxable	133,588	0	0	0	0	0	133,588	0	133,588
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	58,518	127,442	127,442	0	0

FY 2025 TIF Revenue Received: 4,036

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TIF Taxing District Data Collection

Local Government Name: EARLING (83G788)
 Urban Renewal Area: EARLING URBAN RENEWAL (83005)
 TIF Taxing District Name: EARLING CITY/HARLAN SCH/UR2EC INCREM
 TIF Taxing District Inc. Number: 830254
 TIF Taxing District Base Year: 2000
 FY TIF Revenue First Received: 2002
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	01/1999

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	596,554	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: EARLING (83G788)
 Urban Renewal Area: EARLING URBAN RENEWAL (83005)
 TIF Taxing District Name: EARLING CITY AG/HARLAN SCH/UR2EA INCREM
 TIF Taxing District Inc. Number: 830256
 TIF Taxing District Base Year: 2000
 FY TIF Revenue First Received: 2002
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	01/1999

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	31,943	0	0	0	0

FY 2025 TIF Revenue Received: 0