

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

**Levy Authority Summary**

Local Government Name: IRETON  
 Local Government Number: 84G805

**Active Urban Renewal Areas**

IRETON URBAN RENEWAL

**U.R. # of Tif Taxing  
 # Districts**  
 84063 2

**TIF Debt Outstanding: 949,782**

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 90,560 0**      **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	0	
TIF Sp. Revenue Fund Interest:	107,762	
Property Tax Replacement Claims	0	
Asset Sales & Loan Repayments:	0	
<b>Total Revenue:</b>	<b>107,762</b>	

Rebate Expenditures:	0	
Non-Rebate Expenditures:	89,120	
Returned to County Treasurer:	0	
<b>Total Expenditures:</b>	<b>89,120</b>	

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 109,202 0**      **Amount of 06-30-2025 Cash Balance Restricted for LMI**

**Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 751,460**

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**Urban Renewal Area Data Collection**

Local Government Name: IRETON (84G805)  
 Urban Renewal Area: IRETON URBAN RENEWAL  
 UR Area Number: 84063

UR Area Creation Date: 10/2011

UR Area Purpose: Construction of public improvements and facilities including streets, public utilities or other facilities in connection with the urban renewal project

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
IRETON CITY/WEST SIOUX SCH/DELUXE COOP/082 INCREM	840365	840366	3,145,550
IRETON CITY/WEST SIOUX SCH/IRETON UR KOOPMANS/082-1 INCREM	840435	840436	556,008

**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	5,124,060	2,475,060	0	0	7,599,120	0	7,599,120
Taxable	0	0	4,352,600	2,162,070	0	0	6,514,670	0	6,514,670
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:** **90,560** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	107,762
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>107,762</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	89,120
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>89,120</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:** **109,202** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

## Projects For IRETON URBAN RENEWAL

### 8th Street Project

Description:	Reinstalled concrete on 8th Street
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

### 1st/Lasalle St.Project

Description:	Paved the dirt roads on 1st & LaSalle St.
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For IRETON URBAN RENEWAL

### Internal Loan

Debt/Obligation Type:	Internal Loans
Principal:	57,300
Interest:	0
Total:	57,300
Annual Appropriation?:	No
Date Incurred:	11/21/2022
FY of Last Payment:	2026

### 1st/Lasalle St. Project

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	704,000
Interest:	188,482
Total:	892,482
Annual Appropriation?:	No
Date Incurred:	11/30/2023
FY of Last Payment:	2034

## Non-Rebates For IRETON URBAN RENEWAL

TIF Expenditure Amount:	28,700
Tied To Debt:	Internal Loan
Tied To Project:	1st/Lasalle St.Project

TIF Expenditure Amount:	60,420
Tied To Debt:	1st/Lasalle St. Project
Tied To Project:	1st/Lasalle St.Project

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**TIF Taxing District Data Collection**

Local Government Name: IRETON (84G805)  
 Urban Renewal Area: IRETON URBAN RENEWAL (84063)  
 TIF Taxing District Name: IRETON CITY/WEST SIOUX SCH/DELUXE COOP/082 INCREM  
 TIF Taxing District Inc. Number: 840366  
 TIF Taxing District Base Year: 2010  
 FY TIF Revenue First Received: 2012  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2032

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2011

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	4,363,960	2,475,060	0	0	6,839,020	0	6,839,020
Taxable	0	0	3,796,592	2,162,070	0	0	5,958,662	0	5,958,662
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	3,693,470	3,145,550	3,145,550	0	0

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: IRETON (84G805)  
 Urban Renewal Area: IRETON URBAN RENEWAL (84063)  
 TIF Taxing District Name: IRETON CITY/WEST SIOUX SCH/IRETON UR KOOPMANS/082-1 INCREM  
 TIF Taxing District Inc. Number: 840436  
 TIF Taxing District Base Year: 2018  
 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	760,100	0	0	0	760,100	0	760,100
Taxable	0	0	556,008	0	0	0	556,008	0	556,008
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	89,380	556,008	556,008	0	0

FY 2025 TIF Revenue Received: 0