

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

**Levy Authority Summary**

Local Government Name: SIOUX CENTER  
 Local Government Number: 84G810

**Active Urban Renewal Areas**

SIOUX CENTER UNIFIED URBAN RENEWAL

**U.R. # of Tif Taxing  
 # Districts**  
 84066 22

**TIF Debt Outstanding: 35,666,012**

|   |               |          |   |
|---|---------------|----------|---|
| <b>TIF Sp. Rev. Fund Cash Balance<br/>as of 07-01-2024:</b> | <b>15,369</b> | <b>0</b> | <b>Amount of 07-01-2024 Cash Balance<br/>Restricted for LMI</b> |
|---|---------------|----------|---|

|                                 |                  |  |  |
|---------------------------------|------------------|--|--|
| TIF Revenue:                    | 2,966,753        |  |  |
| TIF Sp. Revenue Fund Interest:  | 16,967           |  |  |
| Property Tax Replacement Claims | 0                |  |  |
| Asset Sales & Loan Repayments:  | 0                |  |  |
| <b>Total Revenue:</b>           | <b>2,983,720</b> |  |  |

|                               |                  |  |  |
|-------------------------------|------------------|--|--|
| Rebate Expenditures:          | 274,857          |  |  |
| Non-Rebate Expenditures:      | 2,844,180        |  |  |
| Returned to County Treasurer: | -126,975         |  |  |
| <b>Total Expenditures:</b>    | <b>2,992,062</b> |  |  |

|   |              |          |   |
|---|--------------|----------|---|
| <b>TIF Sp. Rev. Fund Cash Balance<br/>as of 06-30-2025:</b> | <b>7,027</b> | <b>0</b> | <b>Amount of 06-30-2025 Cash Balance<br/>Restricted for LMI</b> |
|---|--------------|----------|---|

**Year-End Outstanding TIF  
 Obligations, Net of TIF Special  
 Revenue Fund Balance: 32,539,948**

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**Urban Renewal Area Data Collection**

Local Government Name: SIOUX CENTER (84G810)  
 Urban Renewal Area: SIOUX CENTER UNIFIED URBAN RENEWAL  
 UR Area Number: 84066

UR Area Creation Date: 11/1979

Renewal activities are designed to provide opportunities, incentives, and sites for community economic development purposes, including new and expanded industrial and commercial development and blight remediation. See the Plan documents for more details.

UR Area Purpose:

| Tax Districts within this Urban Renewal Area                                     | Base No. | Increment No. | Increment Value Used |
|--|----------|---------------|----------------------|
| SCENTER CITY/SCENTER SCH/UR/131 INCREM   | 840079   | 840080        | 33,537,106           |
| SCENTER CITY/SCENTER SCH/UR-2 AFF HOUSING/127 INCREM                             | 840108   | 840109        | 21,189,348           |
| SCENTER CITY/SCENTER SCH/UR2 AMNDT-1 (PELLA)/138 INCREM                          | 840229   | 840230        | 0                    |
| SCENTER CITY AG/SCENTER SCH/IND PK AMEND #3/127-A AG INCREM                      | 840271   | 840272        | 0                    |
| SCENTER CITY/SIOUX CENTER SCH/UR MALL AMEND 2/131-2 INCREM                       | 840279   | 840280        | 1,934,176            |
| SCENTER CITY/SCENTER SCH/ALL SEASON AMEND #5/138-5 TIF INCREM                    | 840301   | 840302        | 158,272              |
| SCENTER CITY/SCENTER SCH UR HWY 75 DEV AMND 3/131-3 INCREM                       | 840335   | 840336        | 13,100,591           |
| SCENTER CITY/SCENTER SCH/UR SOUTHRIDGE AMD 4/131-4 INCREM                        | 840337   | 840338        | 26,159,117           |
| SCENTER CITY/SCENTER SCH/UNIFIED UR AMEND #1/133 INCREM                          | 840377   | 840378        | 0                    |
| SCENTER CITY/SCENTER SCH/IND PK AMEND #3/127-3 INCREM                            | 840413   | 840414        | 2,548,158            |
| SCENTER CITY/SCENTER SCH/IND PK AMEND #4/127-4 INCREM                            | 840415   | 840416        | 0                    |
| SCENTER CITY/SCENTER SCH/UR SOUTHRIDGE AG #4/131-A INCREM                        | 840417   | 840418        | 0                    |
| SCENTER CITY/SCENTER SCH/UNIFIED UR AMEND #2/133-1 INCREM                        | 840419   | 840420        | 1,446,110            |
| SCENTER CITY/SCENTER SCH/UNIFIED UR AMEND #3/BOMGAARS SIOUX AUTO/133-2 INCREM    | 840421   | 840422        | 1,703,972            |
| SCENTER CITY/SCENTER SCH/UNIFIED UR AMEND 1 AG/133-A INCREM                      | 840423   | 840424        | 4,240                |
| SCENTER CITY/SCENTER SCH/UR2 AMNDT-1 PELLA AG/138-A INCREM                       | 840425   | 840426        | 0                    |
| SCENTER CITY/SCENTER SCH/UNIFIED UR AMEND #4/WATER TREATMENT PLANT/133-3 INCREM  | 840431   | 840432        | 0                    |
| SCENTER CITY/SCENTER SCH/UNIFIED UR AMEND #5 INTERSTATES/133-4 INCREM            | 840437   | 840438        | 4,174,098            |
| SCENTER CITY/SCENTER SCH/UNIFIED UR AMEND #5 INTERSTATES AG/133-5 INCREM         | 840439   | 840440        | 10,429               |
| SCENTER CITY/SCENTER SCH/UNIFIED UR AMEND #3 N HWY 75 REDEVELOPMENT/133-6 INCREM | 840441   | 840442        | 2,324,124            |
| SCENTER CITY/SCENTER SCH/IND PK AMEND #4/127-5 INCREM                            | 840465   | 840466        | 0                    |
| SCENTER CITY/SCENTER SCH/UNIFIED UR AMEND #3/BROOKVIEW/133-7 INCREM              | 840467   | 840468        | 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          | 114,920      | 119,292,379 | 129,945,541 | 24,347,040 | 0     | -112,000 | 273,220,630 | 0                    | 273,220,630 |
| Taxable           | 82,555       | 55,283,431  | 106,904,281 | 20,764,095 | 0     | -112,000 | 182,555,112 | 0                    | 182,555,112 |
| Homestead Credits |              |             |             |            |       |          |             |                      | 249         |

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 15,369**      **0**      **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue: 2,966,753  
 TIF Sp. Revenue Fund Interest: 16,967  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 2,983,720**

Rebate Expenditures: 274,857  
 Non-Rebate Expenditures: 2,844,180  
 Returned to County Treasurer: -126,975  
**Total Expenditures: 2,992,062**

|   |              |          |   |
|---|--------------|----------|---|
| <b>TIF Sp. Rev. Fund Cash Balance<br/>as of 06-30-2025:</b> | <b>7,027</b> | <b>0</b> | <b>Amount of 06-30-2025 Cash Balance<br/>Restricted for LMI</b> |
|---|--------------|----------|---|

## Projects For SIOUX CENTER UNIFIED URBAN RENEWAL

### Hwy 75 Enhancements

|                      |   |
|----------------------|---|
| Description:         | Plan future enhancements to the Hwy 75 corridor |
| Classification:      | Roads, Bridges & Utilities                      |
| Physically Complete: | No  |
| Payments Complete:   | No  |

### Highway Commercial Development

|                      |                             |
|----------------------|-----------------------------|
| Description:         | Develop land north of Pella |
| Classification:      | Roads, Bridges & Utilities  |
| Physically Complete: | Yes                         |
| Payments Complete:   | No                          |

### Mall Enhancements and Repairs

|                      |  |
|----------------------|--|
| Description:         | Repairs and updates to current downtown mall           |
| Classification:      | Municipal and other publicly-owned or leased buildings |
| Physically Complete: | Yes  |
| Payments Complete:   | No   |

### Wastewater Treatment Upgrades

|                      |  |
|----------------------|--|
| Description:         | Add additional process to wastewater treatment process   |
| Classification:      | Water treatment plants, waste treatment plants & lagoons |
| Physically Complete: | Yes  |
| Payments Complete:   | No   |

### Outdoor Pool Expansion

|                      |  |
|----------------------|--|
| Description:         | Added to the All Season Center outdoor aquatic area<br>Recreational facilities (lake development, parks, ball fields,<br>trails) |
| Classification:      |  |
| Physically Complete: | Yes  |
| Payments Complete:   | No   |

### Highway Comm. Dev Agreement

|                      |  |
|----------------------|--|
| Description:         | Development agreement in Highway Commercial area |
| Classification:      | Commercial - retail                              |
| Physically Complete: | Yes  |
| Payments Complete:   | Yes  |

### Highway Commercial Dev. Agreement

|                      |  |
|----------------------|--|
| Description:         | Development agreement in Highway Commercial area |
| Classification:      | Commercial - retail                              |
| Physically Complete: | Yes  |
| Payments Complete:   | Yes  |

### Industrial Park Dev Agreement

|                      |  |
|----------------------|--|
| Description:         | Development agreement in Highway Commercial area |
| Classification:      | Industrial/manufacturing property                |
| Physically Complete: | Yes  |
| Payments Complete:   | Yes  |

### Hwy 75 Engineering Cost

|                      |  |
|----------------------|--|
| Description:         | Engineering expenses for developing Hwy 75 Enhancement Project |
| Classification:      | Roads, Bridges & Utilities                                     |
| Physically Complete: | Yes  |
| Payments Complete:   | No   |

### **Water System Enhancements**

|                      |   |
|----------------------|---|
| Description:         | Pipe Replacement on S. Main Ave and 7th St SW |
| Classification:      | Roads, Bridges & Utilities                    |
| Physically Complete: | Yes   |
| Payments Complete:   | No  |

### **Highway Commercial Dev Agree**

|                      |  |
|----------------------|--|
| Description:         | Development agreement in Highway Commercial area |
| Classification:      | Commercial - retail                              |
| Physically Complete: | Yes  |
| Payments Complete:   | No   |

### **Water Tower Improvements**

|                      |  |
|----------------------|--|
| Description:         | Repair and upgrade water on north side |
| Classification:      | Roads, Bridges & Utilities             |
| Physically Complete: | Yes                                    |
| Payments Complete:   | No                                     |

### **Economic Jobs Agreement**

|                      |                                |
|----------------------|--------------------------------|
| Description:         | High Quality Jobs Agreement    |
| Classification:      | Commercial - office properties |
| Physically Complete: | Yes                            |
| Payments Complete:   | No                             |

### **Bike Trail Enhancements**

|                      |   |
|----------------------|---|
| Description:         | Develop bike trails<br>Recreational facilities (lake development, parks, ball fields, trails) |
| Classification:      |   |
| Physically Complete: | Yes   |
| Payments Complete:   | No  |

### **Commercial Development Agreement**

|                      |   |
|----------------------|---|
| Description:         | Development agreement for commercial business |
| Classification:      | Commercial - office properties                |
| Physically Complete: | Yes   |
| Payments Complete:   | No  |

### **Hwy Commercial Dev. Agreement**

|                      |  |
|----------------------|--|
| Description:         | Development agreement in Highway Commercial area |
| Classification:      | Commercial - retail                              |
| Physically Complete: | Yes  |
| Payments Complete:   | No   |

### **Property Purchase**

|                      |                               |
|----------------------|-------------------------------|
| Description:         | Purchase land along N. Hwy 75 |
| Classification:      | Acquisition of property       |
| Physically Complete: | Yes                           |
| Payments Complete:   | No                            |

### **Sewer Infrastructure**

|                      |                               |
|----------------------|-------------------------------|
| Description:         | Sewer addition to 815 complex |
| Classification:      | Roads, Bridges & Utilities    |
| Physically Complete: | Yes                           |
| Payments Complete:   | No                            |

### **Hwy Commercial 3rd Addition**

|                      |   |
|----------------------|---|
| Description:         | Improvements to Highway Commercial 3rd Addition |
| Classification:      | Roads, Bridges & Utilities                      |
| Physically Complete: | Yes   |
| Payments Complete:   | No  |

### **Commercial Dev Agreement**

|                      |   |
|----------------------|---|
| Description:         | Development agreement for commercial business |
| Classification:      | Commercial - retail                           |
| Physically Complete: | Yes   |
| Payments Complete:   | No  |

### **Indoor Sports Complex**

|                      |  |
|----------------------|--|
| Description:         | Construct an indoor turf facility                      |
| Classification:      | Municipal and other publicly-owned or leased buildings |
| Physically Complete: | Yes  |
| Payments Complete:   | No   |

### **Property Acquisition**

|                      |  |
|----------------------|--|
| Description:         | Purchase property along S. Hwy 75 (Amt borrowed \$495,175) |
| Classification:      | Acquisition of property                                    |
| Physically Complete: | Yes  |
| Payments Complete:   | No   |

### **Purchase Property**

|                      |  |
|----------------------|--|
| Description:         | Purchase Property on NE 1st Ave (Borrowed \$221,850) |
| Classification:      | Acquisition of property                              |
| Physically Complete: | Yes  |
| Payments Complete:   | No   |

### **'22 Development Agreement-Hospital**

|                      |   |
|----------------------|---|
| Description:         | Development Agreement with Hospital (\$300,000) |
| Classification:      | Commercial-Medical                              |
| Physically Complete: | Yes   |
| Payments Complete:   | No  |

### **'22 Development Agreement-Industrial**

|                      |  |
|----------------------|--|
| Description:         | Development Agreement for High Quality jobs (\$54,000) |
| Classification:      | Industrial/manufacturing property                      |
| Physically Complete: | Yes  |
| Payments Complete:   | No   |

### **'22 Development Agreement-Non Profit**

|                      |  |
|----------------------|--|
| Description:         | Development Agreement for Nonprofit (\$50,000) |
| Classification:      | Commercial - office properties                 |
| Physically Complete: | Yes  |
| Payments Complete:   | No   |

### **'20 Development Agreement for Commercial Business**

|                      |  |
|----------------------|--|
| Description:         | Development Agreement with Commercial Business (\$180,000) |
| Classification:      | Commercial - retail  |
| Physically Complete: | Yes  |
| Payments Complete:   | No   |

### **3rd St NW - Water Infrastructure**

|                      |  |
|----------------------|--|
| Description:         | Repair Water infrastructure on 3rd St NW |
| Classification:      | Roads, Bridges & Utilities               |
| Physically Complete: | Yes                                      |
| Payments Complete:   | No                                       |

### **3rd St NW - Sewer Infrastructure**

|                      |  |
|----------------------|--|
| Description:         | Repair Sewer infrastructure on 3rd St NW |
| Classification:      | Roads, Bridges & Utilities               |
| Physically Complete: | Yes                                      |
| Payments Complete:   | No                                       |

### **St. Andrew Comm. Dev Agreement**

|                      |  |
|----------------------|--|
| Description:         | Development Agreement in St. Andrews Way   |
| Classification:      | Commercial - hotels and conference centers |
| Physically Complete: | Yes  |
| Payments Complete:   | No   |

### **16th St & 2nd Ave Intersection**

|                      |   |
|----------------------|---|
| Description:         | Redevelop 16th St & 2nd Ave SW Intersection |
| Classification:      | Roads, Bridges & Utilities                  |
| Physically Complete: | Yes   |
| Payments Complete:   | No  |

### **Heritage Village Relocation**

|                      |  |
|----------------------|--|
| Description:         | Relocate Heritage Village from NE to SW area of City                   |
| Classification:      | Recreational facilities (lake development, parks, ball fields, trails) |
| Physically Complete: | Yes  |
| Payments Complete:   | No   |

### **Sewer Lift Demolition**

|                      |   |
|----------------------|---|
| Description:         | Relocate Sewer Lift that is no longer needed. |
| Classification:      | Roads, Bridges & Utilities                    |
| Physically Complete: | Yes   |
| Payments Complete:   | No  |

### **4th Ave & 22nd St NE Road Construction**

|                      |                                |
|----------------------|--------------------------------|
| Description:         | Construct 4th Ave & 22nd St NE |
| Classification:      | Roads, Bridges & Utilities     |
| Physically Complete: | Yes                            |
| Payments Complete:   | No                             |

### **2nd Ave & 13th St SW Road Construction**

|                      |  |
|----------------------|--|
| Description:         | Construct 2nd Ave & 13th St SW - North of Wal-Mart |
| Classification:      | Roads, Bridges & Utilities                         |
| Physically Complete: | Yes  |
| Payments Complete:   | No   |

### **1st Ave & 11th St NW Road Construction**

|                      |  |
|----------------------|--|
| Description:         | Construct 1st Ave & 11th St NW - Commercial area west of GCC |
| Classification:      | Roads, Bridges & Utilities                                   |
| Physically Complete: | Yes  |
| Payments Complete:   | No   |

### **Dordt Development Contribution**

|                      |  |
|----------------------|--|
| Description:         | Development Contribution<br>Commercial - apartment/condos (residential use, classified commercial) |
| Classification:      |  |
| Physically Complete: | Yes  |
| Payments Complete:   | No   |

### **Link Jobs Agreement**

|                      |                                   |
|----------------------|-----------------------------------|
| Description:         | Link Quality Jobs Agreement       |
| Classification:      | Industrial/manufacturing property |
| Physically Complete: | Yes                               |
| Payments Complete:   | No                                |

### **Family Crisis Center Dev Agreement**

|                      |                                |
|----------------------|--------------------------------|
| Description:         | Development Contribution       |
| Classification:      | Commercial - office properties |
| Physically Complete: | No                             |
| Payments Complete:   | No                             |

### **Old Fairgrounds Demolition & Site Impr**

|                      |  |
|----------------------|--|
| Description:         | Redevelop Old Fairgrounds Site<br>Recreational facilities (lake development, parks, ball fields, trails) |
| Classification:      |  |
| Physically Complete: | Yes  |
| Payments Complete:   | No   |

### **20th St SE Water Main and Sewer Forcemain**

|                      |  |
|----------------------|--|
| Description:         | Improvements to water and sewer infrastructure |
| Classification:      | Roads, Bridges & Utilities                     |
| Physically Complete: | Yes  |
| Payments Complete:   | No   |

## Debts/Obligations For SIOUX CENTER UNIFIED URBAN RENEWAL

### 2017 Internal Loan

|                        |                |
|------------------------|----------------|
| Debt/Obligation Type:  | Internal Loans |
| Principal:             | 0              |
| Interest:              | 0              |
| Total:                 | 0              |
| Annual Appropriation?: | No             |
| Date Incurred:         | 11/30/2017     |
| FY of Last Payment:    | 2030           |

### 2018 G.O. Bond

|                        |                             |
|------------------------|-----------------------------|
| Debt/Obligation Type:  | Gen. Obligation Bonds/Notes |
| Principal:             | 2,690,000                   |
| Interest:              | 437,265                     |
| Total:                 | 3,127,265                   |
| Annual Appropriation?: | No                          |
| Date Incurred:         | 06/05/2018                  |
| FY of Last Payment:    | 2033                        |

### 2018 SRF G.O. Bond

|                        |                             |
|------------------------|-----------------------------|
| Debt/Obligation Type:  | Gen. Obligation Bonds/Notes |
| Principal:             | 7,198,460                   |
| Interest:              | 593,683                     |
| Total:                 | 7,792,143                   |
| Annual Appropriation?: | No                          |
| Date Incurred:         | 01/12/2018                  |
| FY of Last Payment:    | 2037                        |

### Highway Commercial Dev Agremt

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 0          |
| Interest:              | 0          |
| Total:                 | 0          |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 12/20/2015 |
| FY of Last Payment:    | 2024       |

### 2020 G.O. Bond

|                        |                             |
|------------------------|-----------------------------|
| Debt/Obligation Type:  | Gen. Obligation Bonds/Notes |
| Principal:             | 1,900,535                   |
| Interest:              | 238,056                     |
| Total:                 | 2,138,591                   |
| Annual Appropriation?: | No                          |
| Date Incurred:         | 06/24/2020                  |
| FY of Last Payment:    | 2035                        |

### 2019 Internal Loan

|                        |                |
|------------------------|----------------|
| Debt/Obligation Type:  | Internal Loans |
| Principal:             | 242,963        |
| Interest:              | 3,644          |
| Total:                 | 246,607        |
| Annual Appropriation?: | Yes            |
| Date Incurred:         | 11/30/2018     |
| FY of Last Payment:    | 2027           |

## 2020 Internal Loan

|                        |                |
|------------------------|----------------|
| Debt/Obligation Type:  | Internal Loans |
| Principal:             | 685,212        |
| Interest:              | 6,890          |
| Total:                 | 692,102        |
| Annual Appropriation?: | Yes            |
| Date Incurred:         | 11/30/2019     |
| FY of Last Payment:    | 2028           |

## Development Agreement for Hwy 75 Commercial Business

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Other Debt |
| Principal:             | 16,300     |
| Interest:              | 0          |
| Total:                 | 16,300     |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 07/27/2017 |
| FY of Last Payment:    | 2026       |

## 2021 Urban Rev Bond

|                        |                         |
|------------------------|-------------------------|
| Debt/Obligation Type:  | TIF Revenue Bonds/Notes |
| Principal:             | 857,400                 |
| Interest:              | 42,781                  |
| Total:                 | 900,181                 |
| Annual Appropriation?: | No                      |
| Date Incurred:         | 06/17/2021              |
| FY of Last Payment:    | 2031                    |

## 2021 Internal Loan

|                        |                |
|------------------------|----------------|
| Debt/Obligation Type:  | Internal Loans |
| Principal:             | 1,395,430      |
| Interest:              | 13,954         |
| Total:                 | 1,409,384      |
| Annual Appropriation?: | Yes            |
| Date Incurred:         | 11/30/2020     |
| FY of Last Payment:    | 2030           |

## Commercial Development Agreement

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 190,045    |
| Interest:              | 0          |
| Total:                 | 190,045    |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 05/28/2018 |
| FY of Last Payment:    | 2027       |

## Hwy Commercial Dev. Agreement

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 56,062     |
| Interest:              | 0          |
| Total:                 | 56,062     |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 04/11/2018 |
| FY of Last Payment:    | 2026       |

## 2021 G.O. Bond

|                       |                             |
|-----------------------|-----------------------------|
| Debt/Obligation Type: | Gen. Obligation Bonds/Notes |
| Principal:            | 1,860,000                   |
| Interest:             | 222,073                     |

|                        |            |
|------------------------|------------|
| Total:                 | 2,082,073  |
| Annual Appropriation?: | No         |
| Date Incurred:         | 10/18/2021 |
| FY of Last Payment:    | 2036       |

### **2022 Urban Rev Bond**

|                        |                         |
|------------------------|-------------------------|
| Debt/Obligation Type:  | TIF Revenue Bonds/Notes |
| Principal:             | 807,600                 |
| Interest:              | 81,057                  |
| Total:                 | 888,657                 |
| Annual Appropriation?: | No                      |
| Date Incurred:         | 02/23/2022              |
| FY of Last Payment:    | 2032                    |

### **Commercial Dev Agreement**

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 459,194    |
| Interest:              | 0          |
| Total:                 | 459,194    |
| Annual Appropriation?: | No         |
| Date Incurred:         | 01/20/2020 |
| FY of Last Payment:    | 2029       |

### **2022 Internal Loan**

|                        |                |
|------------------------|----------------|
| Debt/Obligation Type:  | Internal Loans |
| Principal:             | 1,676,637      |
| Interest:              | 11,426         |
| Total:                 | 1,688,063      |
| Annual Appropriation?: | No             |
| Date Incurred:         | 11/22/2021     |
| FY of Last Payment:    | 2031           |

### **St. Andrew Comm. Dev Agreement**

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 528,750    |
| Interest:              | 0          |
| Total:                 | 528,750    |
| Annual Appropriation?: | No         |
| Date Incurred:         | 03/20/2023 |
| FY of Last Payment:    | 2031       |

### **2023 Internal Loan**

|                        |                |
|------------------------|----------------|
| Debt/Obligation Type:  | Internal Loans |
| Principal:             | 1,677,501      |
| Interest:              | 13,648         |
| Total:                 | 1,691,149      |
| Annual Appropriation?: | No             |
| Date Incurred:         | 11/30/2022     |
| FY of Last Payment:    | 2032           |

### **2022 G.O. Bond**

|                        |                             |
|------------------------|-----------------------------|
| Debt/Obligation Type:  | Gen. Obligation Bonds/Notes |
| Principal:             | 2,795,000                   |
| Interest:              | 433,665                     |
| Total:                 | 3,228,665                   |
| Annual Appropriation?: | No                          |
| Date Incurred:         | 05/10/2022                  |
| FY of Last Payment:    | 2036                        |

## 2023 G.O. Bond

|                        |                             |
|------------------------|-----------------------------|
| Debt/Obligation Type:  | Gen. Obligation Bonds/Notes |
| Principal:             | 2,265,000                   |
| Interest:              | 383,616                     |
| Total:                 | 2,648,616                   |
| Annual Appropriation?: | No                          |
| Date Incurred:         | 04/25/2023                  |
| FY of Last Payment:    | 2033                        |

## 2024 Internal Loan

|                        |                |
|------------------------|----------------|
| Debt/Obligation Type:  | Internal Loans |
| Principal:             | 673,500        |
| Interest:              | 13,470         |
| Total:                 | 686,970        |
| Annual Appropriation?: | No             |
| Date Incurred:         | 11/30/2023     |
| FY of Last Payment:    | 3030           |

## Dordt Agreement

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Other Debt |
| Principal:             | 463,000    |
| Interest:              | 0          |
| Total:                 | 463,000    |
| Annual Appropriation?: | No         |
| Date Incurred:         | 10/27/2021 |
| FY of Last Payment:    | 2026       |

## Hospital Agreement

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Other Debt |
| Principal:             | 250,000    |
| Interest:              | 0          |
| Total:                 | 250,000    |
| Annual Appropriation?: | No         |
| Date Incurred:         | 12/18/2019 |
| FY of Last Payment:    | 2026       |

## Family Crisis Center Agreement

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Other Debt |
| Principal:             | 50,000     |
| Interest:              | 0          |
| Total:                 | 50,000     |
| Annual Appropriation?: | No         |
| Date Incurred:         | 01/26/2022 |
| FY of Last Payment:    | 2025       |

## NewTec Agreement

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Other Debt |
| Principal:             | 0          |
| Interest:              | 0          |
| Total:                 | 0          |
| Annual Appropriation?: | No         |
| Date Incurred:         | 06/22/2022 |
| FY of Last Payment:    | 2024       |

## Link Quality Jobs

|                       |            |
|-----------------------|------------|
| Debt/Obligation Type: | Other Debt |
| Principal:            | 54,000     |
| Interest:             | 0          |

|                        |            |
|------------------------|------------|
| Total:                 | 54,000     |
| Annual Appropriation?: | No         |
| Date Incurred:         | 02/15/2021 |
| FY of Last Payment:    | 2025       |

### **2024 G.O. Bond**

|                        |                             |
|------------------------|-----------------------------|
| Debt/Obligation Type:  | Gen. Obligation Bonds/Notes |
| Principal:             | 2,833,613                   |
| Interest:              | 857,612                     |
| Total:                 | 3,691,225                   |
| Annual Appropriation?: | No                          |
| Date Incurred:         | 09/16/2024                  |
| FY of Last Payment:    | 2036                        |

### **2025 Internal Load**

|                        |                |
|------------------------|----------------|
| Debt/Obligation Type:  | Internal Loans |
| Principal:             | 673,500        |
| Interest:              | 13,470         |
| Total:                 | 686,970        |
| Annual Appropriation?: | No             |
| Date Incurred:         | 11/18/2024     |
| FY of Last Payment:    | 2034           |

## Non-Rebates For SIOUX CENTER UNIFIED URBAN RENEWAL

|                         |                                |
|-------------------------|--------------------------------|
| TIF Expenditure Amount: | 0                              |
| Tied To Debt:           | 2017 Internal Loan             |
| Tied To Project:        | Highway Commercial Development |
| TIF Expenditure Amount: | 0                              |
| Tied To Debt:           | 2019 Internal Loan             |
| Tied To Project:        | Highway Commercial Development |
| TIF Expenditure Amount: | 129,604                        |
| Tied To Debt:           | 2020 Internal Loan             |
| Tied To Project:        | Highway Commercial Development |
| TIF Expenditure Amount: | 347,830                        |
| Tied To Debt:           | 2018 G.O. Bond                 |
| Tied To Project:        | Outdoor Pool Expansion         |
| TIF Expenditure Amount: | 606,583                        |
| Tied To Debt:           | 2018 SRF G.O. Bond             |
| Tied To Project:        | Wastewater Treatment Upgrades  |
| TIF Expenditure Amount: | 0                              |
| Tied To Debt:           | 2020 Internal Loan             |
| Tied To Project:        | Hwy 75 Enhancements            |
| TIF Expenditure Amount: | 675                            |
| Tied To Debt:           | 2020 Internal Loan             |
| Tied To Project:        | Mall Enhancements and Repairs  |
| TIF Expenditure Amount: | 3,645                          |
| Tied To Debt:           | 2019 Internal Loan             |
| Tied To Project:        | Water Tower Improvements       |
| TIF Expenditure Amount: | 1,394                          |
| Tied To Debt:           | 2020 Internal Loan             |
| Tied To Project:        | Water Tower Improvements       |
| TIF Expenditure Amount: | 160,569                        |
| Tied To Debt:           | 2020 G.O. Bond                 |
| Tied To Project:        | Hwy 75 Engineering Cost        |
| TIF Expenditure Amount: | 15,512                         |
| Tied To Debt:           | 2020 G.O. Bond                 |
| Tied To Project:        | Water System Enhancements      |
| TIF Expenditure Amount: | 0                              |
| Tied To Debt:           | 2021 Internal Loan             |
| Tied To Project:        | Bike Trail Enhancements        |
| TIF Expenditure Amount: | 25,496                         |
| Tied To Debt:           | 2021 Internal Loan             |
| Tied To Project:        | Property Purchase              |
| TIF Expenditure Amount: | 4,198                          |
| Tied To Debt:           | 2021 Internal Loan             |
| Tied To Project:        | Mall Enhancements and Repairs  |
| TIF Expenditure Amount: | 21,267                         |
| Tied To Debt:           | 2021 Internal Loan             |

|                         |   |
|-------------------------|---|
| Tied To Project:        | Sewer Infrastructure                      |
| TIF Expenditure Amount: | 7,245                                     |
| Tied To Debt:           | 2021 Internal Loan                        |
| Tied To Project:        | Hwy Commercial 3rd Addition               |
| TIF Expenditure Amount: | 128,146                                   |
| Tied To Debt:           | 2021 Urban Rev Bond                       |
| Tied To Project:        | Indoor Sports Complex                     |
| TIF Expenditure Amount: | 173,164                                   |
| Tied To Debt:           | 2021 G.O. Bond                            |
| Tied To Project:        | Hwy 75 Enhancements                       |
| TIF Expenditure Amount: | 4,952                                     |
| Tied To Debt:           | 2022 Internal Loan                        |
| Tied To Project:        | Property Acquisition                      |
| TIF Expenditure Amount: | 2,219                                     |
| Tied To Debt:           | 2022 Internal Loan                        |
| Tied To Project:        | Purchase Property                         |
| TIF Expenditure Amount: | 450                                       |
| Tied To Debt:           | 2022 Internal Loan                        |
| Tied To Project:        | Hwy Commercial 3rd Addition               |
| TIF Expenditure Amount: | 2,672                                     |
| Tied To Debt:           | 2022 Internal Loan                        |
| Tied To Project:        | 3rd St NW - Water Infrastructure          |
| TIF Expenditure Amount: | 1,134                                     |
| Tied To Debt:           | 2022 Internal Loan                        |
| Tied To Project:        | 3rd St NW - Sewer Infrastructure          |
| TIF Expenditure Amount: | 111,806                                   |
| Tied To Debt:           | 2022 Urban Rev Bond                       |
| Tied To Project:        | Indoor Sports Complex                     |
| TIF Expenditure Amount: | 274,285                                   |
| Tied To Debt:           | 2022 G.O. Bond                            |
| Tied To Project:        | Hwy 75 Enhancements                       |
| TIF Expenditure Amount: | 6,069                                     |
| Tied To Debt:           | 2023 Internal Loan                        |
| Tied To Project:        | 16th St & 2nd Ave Intersection            |
| TIF Expenditure Amount: | 6,000                                     |
| Tied To Debt:           | 2023 Internal Loan                        |
| Tied To Project:        | Heritage Village Relocation               |
| TIF Expenditure Amount: | 2,567                                     |
| Tied To Debt:           | 2023 Internal Loan                        |
| Tied To Project:        | Mall Enhancements and Repairs             |
| TIF Expenditure Amount: | 5,081                                     |
| Tied To Debt:           | 2023 Internal Loan                        |
| Tied To Project:        | Sewer Lift Demolition                     |
| TIF Expenditure Amount: | 13,470                                    |
| Tied To Debt:           | 2024 Internal Loan                        |
| Tied To Project:        | 4th Ave & 22nd St NE Road<br>Construction |
| TIF Expenditure Amount: | 110,020                                   |
| Tied To Debt:           | 2023 G.O. Bond                            |
| Tied To Project:        | 2nd Ave & 13th St SW Road<br>Construction |

|                         |  |
|-------------------------|--|
| TIF Expenditure Amount: | 183,366                                      |
| Tied To Debt:           | 2023 G.O. Bond                               |
| Tied To Project:        | 1st Ave & 11th St NW Road<br>Construction    |
| TIF Expenditure Amount: | 147,000                                      |
| Tied To Debt:           | Dordt Agreement                              |
| Tied To Project:        | Dordt Development Contribution               |
| TIF Expenditure Amount: | 150,000                                      |
| Tied To Debt:           | Hospital Agreement                           |
| Tied To Project:        | '22 Development Agreement-<br>Hospital       |
| TIF Expenditure Amount: | 0  |
| Tied To Debt:           | NewTec Agreement                             |
| Tied To Project:        | Highway Commercial Dev Agre                  |
| TIF Expenditure Amount: | 54,000                                       |
| Tied To Debt:           | Link Quality Jobs                            |
| Tied To Project:        | Link Jobs Agreement                          |
| TIF Expenditure Amount: | 50,000                                       |
| Tied To Debt:           | Family Crisis Center Agreement               |
| Tied To Project:        | Family Crisis Center Dev<br>Agreement        |
| TIF Expenditure Amount: | 1,780  |
| Tied To Debt:           | 2025 Internal Load                           |
| Tied To Project:        | Old Fairgrounds Demolition & Site<br>Impr    |
| TIF Expenditure Amount: | 76,567                                       |
| Tied To Debt:           | 2024 G.O. Bond                               |
| Tied To Project:        | Hwy 75 Enhancements                          |
| TIF Expenditure Amount: | 15,414                                       |
| Tied To Debt:           | 2024 G.O. Bond                               |
| Tied To Project:        | 20th St SE Water Main and Sewer<br>Forcemain |

## Rebates For SIOUX CENTER UNIFIED URBAN RENEWAL

### 110 20th St NE

TIF Expenditure Amount: 0  
 Rebate Paid To: Ver Hoef Automotive  
 Tied To Project: Highway Comm. Dev Agreement  
 Projected Final FY of Rebate: 2023

### 130 22nd St NE

TIF Expenditure Amount: 0  
 Rebate Paid To: NTR Properties, LLC  
 Tied To Project: Highway Commercial  
 Dev. Agreement  
 Projected Final FY of Rebate: 2023

### 1568 N Main Ave

TIF Expenditure Amount: 0  
 Rebate Paid To: Cambridge Technologies  
 Tied To Project: Industrial Park Dev Agreement  
 Projected Final FY of Rebate: 2023

### 1967 N Main Ave

TIF Expenditure Amount: 0  
 Rebate Paid To: Fifth Generation Investmet  
 Tied To Debt: Highway Commercial Dev Agremt  
 Tied To Project: Highway Commercial Dev Agre  
 Projected Final FY of Rebate: 2024

### 50 St Andrews Way

TIF Expenditure Amount: 10,399  
 Rebate Paid To: Golf View Investments, LLC  
 Tied To Debt: Development Agreement for Hwy  
 75 Commercial Business  
 Tied To Project: Commercial Development  
 Agreement  
 Projected Final FY of Rebate: 2026

### 122 22nd St NE

TIF Expenditure Amount: 35,520  
 Rebate Paid To: Mouw Motor  
 Tied To Debt: Hwy Commercial Dev. Agreement  
 Tied To Project: Highway Commercial Dev Agre  
 Projected Final FY of Rebate: 2026

### 1400 7th Ave NE

TIF Expenditure Amount: 89,097  
 Rebate Paid To: Harbor Group Investments  
 Tied To Debt: Commercial Development  
 Agreement  
 Tied To Project: Commercial Development  
 Agreement  
 Projected Final FY of Rebate: 2027

### 132 25th St NE

|                               |                          |
|-------------------------------|--------------------------|
| TIF Expenditure Amount:       | 139,841                  |
| Rebate Paid To:               | Ave-Plp, LLC             |
| Tied To Debt:                 | Commercial Dev Agreement |
| Tied To Project:              | Commercial Dev Agreement |
| Projected Final FY of Rebate: | 2029                     |

## ♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

In March 2012 the City of Sioux Center combined the Urban Renewal Plans into one Unified Urban Renewal Plan.

256 Characters Left

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

13490480

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: SIOUX CENTER (84G810)  
 Urban Renewal Area: SIOUX CENTER UNIFIED URBAN RENEWAL (84066)  
 TIF Taxing District Name: SCENTER CITY/SCENTER SCH/UR/131 INCREM  
 TIF Taxing District Inc. Number: 840080  
 TIF Taxing District Base Year: 1979  
 FY TIF Revenue First Received: 1984  
 Subject to a Statutory end date? No

| UR Designation       |         |
|----------------------|---------|
| Slum                 | 12/1979 |
| Blighted             | 12/1979 |
| 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            | 17,817,359  | 50,763,381 | 5,136,820  | 0     | -36,000  | 73,558,060 | 0                    | 73,558,060 |
| Taxable           | 0            | 8,257,063   | 40,433,286 | 4,280,039  | 0     | -36,000  | 52,810,888 | 0                    | 52,810,888 |
| Homestead Credits |              |             |            |            |       |          |            |                      | 68         |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 11,510,249        | 52,810,888          | 33,537,106     | 19,273,782         | 532,581                    |

FY 2025 TIF Revenue Received: 926,772

**TIF Taxing District Data Collection**

Local Government Name: SIOUX CENTER (84G810)  
 Urban Renewal Area: SIOUX CENTER UNIFIED URBAN RENEWAL (84066)  
 TIF Taxing District Name: SCENTER CITY/SCENTER SCH/UR-2 AFF HOUSING/127 INCREM  
 TIF Taxing District Inc. Number: 840109  
 TIF Taxing District Base Year: 1993  
 FY TIF Revenue First Received: 1995  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2033

| 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            | 13,256,300  | 17,804,830 | 15,143,730 | 0     | -4,000   | 46,161,860 | 0                    | 46,161,860 |
| Taxable           | 0            | 6,143,339   | 14,399,342 | 13,064,758 | 0     | -4,000   | 33,564,439 | 0                    | 33,564,439 |
| Homestead Credits |              |             |            |            |       |          |            |                      | 39         |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 4,210,442         | 33,564,439          | 21,189,348     | 12,375,091         | 341,953                    |

FY 2025 TIF Revenue Received: 585,514

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: SIOUX CENTER (84G810)  
 Urban Renewal Area: SIOUX CENTER UNIFIED URBAN RENEWAL (84066)  
 TIF Taxing District Name: SCENTER CITY/SCENTER SCH/UR2 AMNDT-1 (PELLA)/138 INCREM  
 TIF Taxing District Inc. Number: 840230  
 TIF Taxing District Base Year: 1998  
 FY TIF Revenue First Received: 2000  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2020

| UR Designation       |         |
|----------------------|---------|
| Slum                 | No      |
| Blighted             | No      |
| Economic Development | 09/1999 |

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 | 303,836           | 0                   | 0              | 0                  | 0                          |

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: SIOUX CENTER (84G810)  
 Urban Renewal Area: SIOUX CENTER UNIFIED URBAN RENEWAL (84066)  
 TIF Taxing District Name: SCENTER CITY AG/SCENTER SCH/IND PK AMEND #3/127-A AG INCREM  
 TIF Taxing District Inc. Number: 840272  
 TIF Taxing District Base Year: 2002  
 FY TIF Revenue First Received: 2005  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2025

| UR Designation       |         |
|----------------------|---------|
| Slum                 | No      |
| Blighted             | No      |
| Economic Development | 12/2003 |

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 | 151,629           | 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: SIOUX CENTER (84G810)  
 Urban Renewal Area: SIOUX CENTER UNIFIED URBAN RENEWAL (84066)  
 TIF Taxing District Name: SCENTER CITY/SIOUX CENTER SCH/UR MALL AMEND 2/131-2 INCREM  
 TIF Taxing District Inc. Number: 840280  
 TIF Taxing District Base Year: 2003  
 FY TIF Revenue First Received: 2006  
 Subject to a Statutory end date? No

| UR Designation       |         |
|----------------------|---------|
| Slum                 | No      |
| Blighted             | 10/2004 |
| Economic Development | 10/2004 |

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            | 2,509,250   | 2,597,570  | 0          | 0     | 0        | 5,103,570 | 0                    | 5,103,570 |
| Taxable           | 0            | 1,162,858   | 1,886,109  | 0          | 0     | 0        | 3,045,717 | 0                    | 3,045,717 |
| Homestead Credits |              |             |            |            |       |          |           |                      | 8         |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 1,828,613         | 3,045,717           | 1,934,176      | 1,111,541          | 30,715                     |

FY 2025 TIF Revenue Received: 53,267

**TIF Taxing District Data Collection**

Local Government Name: SIOUX CENTER (84G810)  
 Urban Renewal Area: SIOUX CENTER UNIFIED URBAN RENEWAL (84066)  
 TIF Taxing District Name: SCENTER CITY/SCENTER SCH/ALL SEASON AMEND #5/138-5 TIF INCREM  
 TIF Taxing District Inc. Number: 840302  
 TIF Taxing District Base Year: 2006  
 FY TIF Revenue First Received: 2008  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2028

| UR Designation       |         |
|----------------------|---------|
| Slum                 | No      |
| Blighted             | No      |
| Economic Development | 08/2007 |

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           | 605,780    | 0          | 0     | 0        | 605,780 | 0                    | 605,780 |
| Taxable           | 0            | 0           | 485,484    | 0          | 0     | 0        | 485,484 | 0                    | 485,484 |
| Homestead Credits |              |             |            |            |       |          |         |                      | 0       |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 356,530           | 249,250             | 158,272        | 90,978             | 2,514                      |

FY 2025 TIF Revenue Received: 4,374

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: SIOUX CENTER (84G810)  
 Urban Renewal Area: SIOUX CENTER UNIFIED URBAN RENEWAL (84066)  
 TIF Taxing District Name: SCENTER CITY/SCENTER SCH UR HWY 75 DEV AMND 3/131-3 INCREM  
 TIF Taxing District Inc. Number: 840336  
 TIF Taxing District Base Year: 2007  
 FY TIF Revenue First Received: 2010  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2030

| UR Designation       |         |
|----------------------|---------|
| Slum                 | 10/2006 |
| Blighted             | 10/2006 |
| Economic Development | 10/2006 |

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            | 1,721,120   | 22,694,290 | 0          | 0     | 0        | 24,412,160 | 0                    | 24,412,160 |
| Taxable           | 0            | 797,615     | 19,835,136 | 0          | 0     | 0        | 20,629,501 | 0                    | 20,629,501 |
| Homestead Credits |              |             |            |            |       |          |            |                      | 4          |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 3,201,057         | 20,629,501          | 13,100,591     | 7,528,910          | 208,042                    |

FY 2025 TIF Revenue Received: 336,677

**TIF Taxing District Data Collection**

Local Government Name: SIOUX CENTER (84G810)  
 Urban Renewal Area: SIOUX CENTER UNIFIED URBAN RENEWAL (84066)  
 TIF Taxing District Name: SCENTER CITY/SCENTER SCH/UR SOUTHRIDGE AMD 4/131-4 INCREM  
 TIF Taxing District Inc. Number: 840338  
 TIF Taxing District Base Year: 2007  
 FY TIF Revenue First Received: 2010  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2030

| UR Designation       |         |
|----------------------|---------|
| Slum                 | No      |
| Blighted             | No      |
| Economic Development | 07/2008 |

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            | 78,885,200  | 5,961,970  | 0          | 0     | -72,000  | 84,589,920 | 0                    | 84,589,920 |
| Taxable           | 0            | 36,557,615  | 4,892,401  | 0          | 0     | -72,000  | 41,192,766 | 0                    | 41,192,766 |
| Homestead Credits |              |             |            |            |       |          |            |                      | 124        |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 363,997           | 41,192,766          | 26,159,117     | 15,033,649         | 415,416                    |

FY 2025 TIF Revenue Received: 707,350

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: SIOUX CENTER (84G810)  
 Urban Renewal Area: SIOUX CENTER UNIFIED URBAN RENEWAL (84066)  
 TIF Taxing District Name: SCENTER CITY/SCENTER SCH/UNIFIED UR AMEND #1/133 INCREM  
 TIF Taxing District Inc. Number: 840378  
 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: 2034

| UR Designation       |         |
|----------------------|---------|
| Slum                 | No      |
| Blighted             | No      |
| Economic Development | 03/2012 |

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            | 316,440     | 0          | 0          | 0     | 0        | 316,440 | 0                    | 316,440 |
| Taxable           | 0            | 146,647     | 0          | 0          | 0     | 0        | 146,647 | 0                    | 146,647 |
| Homestead Credits |              |             |            |            |       |          |         |                      | 0       |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 399,170           | 0                   | 0              | 0                  | 0                          |

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: SIOUX CENTER (84G810)  
 Urban Renewal Area: SIOUX CENTER UNIFIED URBAN RENEWAL (84066)  
 TIF Taxing District Name: SCENTER CITY/SCENTER SCH/IND PK AMEND #3/127-3 INCREM  
 TIF Taxing District Inc. Number: 840414  
 TIF Taxing District Base Year: 2002  
 FY TIF Revenue First Received: 2005  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2025

| UR Designation       |         |
|----------------------|---------|
| Slum                 | No      |
| Blighted             | No      |
| Economic Development | 12/2003 |

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           | 4,531,170  | 0          | 0     | 0        | 4,531,170 | 0                    | 4,531,170 |
| Taxable           | 0            | 0           | 4,012,567  | 0          | 0     | 0        | 4,012,567 | 0                    | 4,012,567 |
| Homestead Credits |              |             |            |            |       |          |           |                      | 0         |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 11,087            | 4,012,567           | 2,548,158      | 1,464,409          | 40,465                     |

FY 2025 TIF Revenue Received: 70,411

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

**TIF Taxing District Data Collection**

Local Government Name: SIOUX CENTER (84G810)  
 Urban Renewal Area: SIOUX CENTER UNIFIED URBAN RENEWAL (84066)  
 TIF Taxing District Name: SCENTER CITY/SCENTER SCH/IND PK AMEND #4/127-4 INCREM  
 TIF Taxing District Inc. Number: 840416  
 TIF Taxing District Base Year: 2005  
 FY TIF Revenue First Received: 2007  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2027

| UR Designation       |         |
|----------------------|---------|
| Slum                 | No      |
| Blighted             | No      |
| Economic Development | 12/2006 |

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 | 44,876            | 0                   | 0              | 0                  | 0                          |

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: SIOUX CENTER (84G810)  
 Urban Renewal Area: SIOUX CENTER UNIFIED URBAN RENEWAL (84066)  
 TIF Taxing District Name: SCENTER CITY/SCENTER SCH/UR SOUTHRIDGE AG #4/131-A INCREM  
 TIF Taxing District Inc. Number: 840418  
 TIF Taxing District Base Year: 2007  
 FY TIF Revenue First Received: 2010  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2030

| UR Designation       |         |
|----------------------|---------|
| Slum                 | No      |
| Blighted             | No      |
| Economic Development | 07/2008 |

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

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total  | Gas/Electric Utility | Total  |
|-------------------|--------------|-------------|------------|------------|-------|----------|--------|----------------------|--------|
| Assessed          | 60,800       | 0           | 0          | 0          | 0     | 0        | 60,800 | 0                    | 60,800 |
| Taxable           | 43,677       | 0           | 0          | 0          | 0     | 0        | 43,677 | 0                    | 43,677 |
| Homestead Credits |              |             |            |            |       |          |        |                      | 0      |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 137,220           | 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: SIOUX CENTER (84G810)  
 Urban Renewal Area: SIOUX CENTER UNIFIED URBAN RENEWAL (84066)  
 TIF Taxing District Name: SCENTER CITY/SCENTER SCH/UNIFIED UR AMEND #2/133-1 INCREM  
 TIF Taxing District Inc. Number: 840420  
 TIF Taxing District Base Year: 2013  
 FY TIF Revenue First Received: 2015  
 Subject to a Statutory end date? No

| UR Designation       |         |
|----------------------|---------|
| Slum                 | No      |
| Blighted             | 08/2014 |
| Economic Development | 08/2014 |

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            | 3,847,290   | 701,890    | 0          | 0     | 0        | 4,542,680 | 0                    | 4,542,680 |
| Taxable           | 0            | 1,782,940   | 500,731    | 0          | 0     | 0        | 2,277,171 | 0                    | 2,277,171 |
| Homestead Credits |              |             |            |            |       |          |           |                      | 3         |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 1,312,310         | 2,277,171           | 1,446,110      | 831,061            | 22,964                     |

FY 2025 TIF Revenue Received: 39,958

**TIF Taxing District Data Collection**

Local Government Name: SIOUX CENTER (84G810)  
 Urban Renewal Area: SIOUX CENTER UNIFIED URBAN RENEWAL (84066)  
 TIF Taxing District Name: SCENTER CITY/SCENTER SCH/UNIFIED UR AMEND #3/BOMGAARS SIOUX AUTO/133-2 INCREM  
 TIF Taxing District Inc. Number: 840422  
 TIF Taxing District Base Year: 2015  
 FY TIF Revenue First Received: 2018  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2038

| UR Designation       |         |
|----------------------|---------|
| Slum                 | No      |
| Blighted             | No      |
| Economic Development | 11/2015 |

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           | 2,501,020  | 2,862,260  | 0     | 0        | 5,363,280 | 0                    | 5,363,280 |
| Taxable           | 0            | 0           | 2,185,433  | 2,464,878  | 0     | 0        | 4,650,311 | 0                    | 4,650,311 |
| Homestead Credits |              |             |            |            |       |          |           |                      | 0         |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 2,680,060         | 2,683,220           | 1,703,972      | 979,248            | 27,059                     |

FY 2025 TIF Revenue Received: 47,085

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

**TIF Taxing District Data Collection**

Local Government Name: SIOUX CENTER (84G810)  
 Urban Renewal Area: SIOUX CENTER UNIFIED URBAN RENEWAL (84066)  
 TIF Taxing District Name: SCENTER CITY/SCENTER SCH/UNIFIED UR AMEND 1 AG/133-A INCREM  
 TIF Taxing District Inc. Number: 840424  
 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: 2034

| UR Designation       |         |
|----------------------|---------|
| Slum                 | No      |
| Blighted             | No      |
| Economic Development | 03/2012 |

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

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total  | Gas/Electric Utility | Total  |
|-------------------|--------------|-------------|------------|------------|-------|----------|--------|----------------------|--------|
| Assessed          | 22,300       | 0           | 0          | 0          | 0     | 0        | 22,300 | 0                    | 22,300 |
| Taxable           | 16,019       | 0           | 0          | 0          | 0     | 0        | 16,019 | 0                    | 16,019 |
| Homestead Credits |              |             |            |            |       |          |        |                      | 0      |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 15,650            | 6,650               | 4,240          | 2,410              | 47                         |

FY 2025 TIF Revenue Received: 83

**TIF Taxing District Data Collection**

Local Government Name: SIOUX CENTER (84G810)  
 Urban Renewal Area: SIOUX CENTER UNIFIED URBAN RENEWAL (84066)  
 TIF Taxing District Name: SCENTER CITY/SCENTER SCH/UR2 AMNDT-1 PELLA AG/138-A INCREM  
 TIF Taxing District Inc. Number: 840426  
 TIF Taxing District Base Year: 1998  
 FY TIF Revenue First Received: 2000  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2020

| UR Designation       |         |
|----------------------|---------|
| Slum                 | No      |
| Blighted             | No      |
| Economic Development | 09/1999 |

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 | 78,009            | 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:           | SIOUX CENTER (84G810)   |  |
| Urban Renewal Area:              | SIOUX CENTER UNIFIED URBAN RENEWAL (84066)                                      |  |
| TIF Taxing District Name:        | SCENTER CITY/SCENTER SCH/UNIFIED UR AMEND #4/WATER TREATMENT PLANT/133-3 INCREM |  |
| TIF Taxing District Inc. Number: | 840432  |  |
| TIF Taxing District Base Year:   | 2016  |  |
| 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 | 846,980           | 0                   | 0              | 0                  | 0                          |

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

|  |   |  |
|--|---|--|
| Local Government Name:                                 | SIOUX CENTER (84G810)   |  |
| Urban Renewal Area:                                    | SIOUX CENTER UNIFIED URBAN RENEWAL (84066)                            |  |
| TIF Taxing District Name:                              | SCENTER CITY/SCENTER SCH/UNIFIED UR AMEND #5 INTERSTATES/133-4 INCREM |  |
| TIF Taxing District Inc. Number:                       | 840438  |  |
| TIF Taxing District Base Year:                         | 2017  |  |
| FY TIF Revenue First Received:                         | 2021  |  |
| Subject to a Statutory end date?                       | Yes   |  |
| Fiscal year this TIF Taxing District statutorily ends: | 2041  |  |

| UR Designation       |         |
|----------------------|---------|
| Slum                 | No      |
| Blighted             | No      |
| Economic Development | 03/2018 |

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           | 7,376,050  | 0          | 0     | 0        | 7,376,050 | 0                    | 7,376,050 |
| Taxable           | 0            | 0           | 6,572,959  | 0          | 0     | 0        | 6,572,959 | 0                    | 6,572,959 |
| Homestead Credits |              |             |            |            |       |          |           |                      | 0         |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 21,960            | 6,572,959           | 4,174,098      | 2,398,861          | 66,286                     |

FY 2025 TIF Revenue Received: 130,834

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

**TIF Taxing District Data Collection**

Local Government Name: SIOUX CENTER (84G810)  
 Urban Renewal Area: SIOUX CENTER UNIFIED URBAN RENEWAL (84066)  
 TIF Taxing District Name: SCENTER CITY/SCENTER SCH/UNIFIED UR AMEND #5 INTERSTATES AG/133-5 INCREM  
 TIF Taxing District Inc. Number: 840440  
 TIF Taxing District Base Year: 2017  
 FY TIF Revenue First Received: 2021  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2041

| UR Designation       |         |
|----------------------|---------|
| Slum                 | No      |
| Blighted             | No      |
| Economic Development | 03/2018 |

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

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total  | Gas/Electric Utility | Total  |
|-------------------|--------------|-------------|------------|------------|-------|----------|--------|----------------------|--------|
| Assessed          | 31,820       | 0           | 0          | 0          | 0     | 0        | 31,820 | 0                    | 31,820 |
| Taxable           | 22,859       | 0           | 0          | 0          | 0     | 0        | 22,859 | 0                    | 22,859 |
| Homestead Credits |              |             |            |            |       |          |        |                      | 0      |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 15,400            | 16,420              | 10,429         | 5,991              | 118                        |

FY 2025 TIF Revenue Received: 206

**TIF Taxing District Data Collection**

Local Government Name: SIOUX CENTER (84G810)  
 Urban Renewal Area: SIOUX CENTER UNIFIED URBAN RENEWAL (84066)  
 TIF Taxing District Name: SCENTER CITY/SCENTER SCH/UNIFIED UR AMEND #3 N HWY 75 REDEVELOPMENT/133-6 INCREM  
 TIF Taxing District Inc. Number: 840442  
 TIF Taxing District Base Year: 2018  
 FY TIF Revenue First Received: 2021  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2041

| UR Designation       |         |
|----------------------|---------|
| Slum                 | No      |
| Blighted             | No      |
| Economic Development | 03/2018 |

**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            | 939,420     | 7,084,340  | 1,204,230  | 0     | 0        | 9,221,490 | 0                    | 9,221,490 |
| Taxable           | 0            | 435,354     | 5,245,119  | 954,420    | 0     | 0        | 6,628,393 | 0                    | 6,628,393 |
| Homestead Credits |              |             |            |            |       |          |           |                      | 3         |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 5,568,180         | 3,653,310           | 2,324,124      | 1,329,186          | 36,729                     |

FY 2025 TIF Revenue Received: 64,222

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: SIOUX CENTER (84G810)  
 Urban Renewal Area: SIOUX CENTER UNIFIED URBAN RENEWAL (84066)  
 TIF Taxing District Name: SCENTER CITY/SCENTER SCH/IND PK AMEND #4/127-5 INCREM  
 TIF Taxing District Inc. Number: 840466  
 TIF Taxing District Base Year: 0  
 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           | 7,004,040  | 0          | 0     | 0        | 7,004,040 | 0                    | 7,004,040 |
| Taxable           | 0            | 0           | 6,238,150  | 0          | 0     | 0        | 6,238,150 | 0                    | 6,238,150 |
| Homestead Credits |              |             |            |            |       |          |           |                      | 0         |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 19,998            | 6,238,150           | 0              | 6,238,150          | 172,375                    |

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: SIOUX CENTER (84G810)  
 Urban Renewal Area: SIOUX CENTER UNIFIED URBAN RENEWAL (84066)  
 TIF Taxing District Name: SCENTER CITY/SCENTER SCH/UNIFIED UR AMEND #3/BROOKVIEW/133-7 INCREM  
 TIF Taxing District Inc. Number: 840468  
 TIF Taxing District Base Year: 0  
 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           | 319,210    | 0          | 0     | 0        | 319,210 | 0                    | 319,210 |
| Taxable           | 0            | 0           | 217,564    | 0          | 0     | 0        | 217,564 | 0                    | 217,564 |
| Homestead Credits |              |             |            |            |       |          |         |                      | 0       |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 13,310            | 217,564             | 0              | 217,564            | 6,012                      |

FY 2025 TIF Revenue Received: 0