

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: HUXLEY
 Local Government Number: 85G816

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
HUXLEY URBAN RENEWAL	85004	12
HUXLEY HOUSING URBAN RENEWAL AREA	85027	2
HUXLEY IRON BRIDGE URBAN RENEWAL AREA	85028	2

TIF Debt Outstanding: **0**

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	1,152,358	368,615	Amount of 07-01-2024 Cash Balance Restricted for LMI
TIF Revenue:	2,404,186		
TIF Sp. Revenue Fund Interest:	59,164		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	2,463,350		
Rebate Expenditures:	984,032		
Non-Rebate Expenditures:	2,164,732		
Returned to County Treasurer:	0		
Total Expenditures:	3,148,764		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	466,944	431,854	Amount of 06-30-2025 Cash Balance Restricted for LMI
---	---------	---------	---

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: **-3,615,708**

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: HUXLEY (85G816)
 Urban Renewal Area: HUXLEY URBAN RENEWAL
 UR Area Number: 85004

UR Area Creation Date: 02/1988

Primary goal of the plan is to stimulate, through public involvement and commitment, private investments in commercial and industrial development and the creation of a sound economic base that will serve as the foundation for future growth and development.

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
HUXLEY CITY/BALLARD SCH/HUXLEY URBAN RENEWAL TIF INCREM	850506	850106	0
HUXLEY CITY AG/BALLARD SCH/HUXLEY URBAN RENEWAL TIF INCREM	850507	850107	0
HUXLEY CITY/BALLARD SCH/HUXLEY URBAN RENEWAL ENLARGEMENT TIF INCREM	850529	850129	72,314,835
HUXLEY CITY AG/BALLARD SCH/HUXLEY URBAN RENEWAL ENLARGEMENT TIF INCREM	850530	850130	0
PALESTINE TWP/BALLARD SCH/HUXLEY URBAN RENEWAL ENLARGEMENT PALESTINE TWP TIF INCREM	850531	850131	0
UNION TWP/BALLARD SCH/HUXLEY URBAN RENEWAL 3RD ENLARGEMENT TIF INCREM	850567	850167	0
HUXLEY CITY/BALLARD SCH/HUXLEY URBAN RENEWAL 3RD ENLARGEMENT TIF INCREM	850568	850168	0
HUXLEY CITY AG/BALLARD SCH/HUXLEY URBAN RENEWAL 3RD ENLARGEMENT TIF INCREM	850569	850169	0
HUXLEY CITY AG/BALLARD SCH/AUGUST 2023 ADDITION HUXLEY URA TIF INCREMENT	850684	850685	0
HUXLEY CITY/BALLARD SCH/AUGUST 2023 ADDITION HUXLEY URA TIF INCREMENT	850686	850687	0
HUXLEY CITY AG/BALLARD SCH/JULY 2023 ADDITION HUXLEY URA TIF INCREMENT	850688	850689	0
HUXLEY CITY/BALLARD SCH/JULY 2023 ADDITION HUXLEY URA TIF INCREMENT	850690	850691	0

Urban Renewal Area Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	276,679,800	9,921,500	0	0	-232,000	285,920,800	0	285,920,800
Taxable	0	128,221,169	8,118,038	0	0	-232,000	135,658,707	0	135,658,707
Homestead Credits									590

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 1,034,086 77,264 **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	1,948,130
TIF Sp. Revenue Fund Interest:	8,431
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	1,956,561

Rebate Expenditures:	692,472
Non-Rebate Expenditures:	2,164,732
Returned to County Treasurer:	0
Total Expenditures:	2,857,204

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 133,443 44,470 **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For HUXLEY URBAN RENEWAL

Northview/Westview

Description:	Residential Development
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

Mr. Storage

Description:	Commercial Development
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

South Story Bank & Trust

Description:	Commercial Development
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	Yes

Vision Bank

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

Fareway

Description:	Commercial Development
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Continental Manufacturing Chemist

Description:	Commercial Development
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

LMI Incentives

Description:	Residential Development
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

Administrative Expenses

Description:	Residential Development
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

Iowa Earthworks

Description:	Commercial Development
--------------	------------------------

Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Pacific Drywall

Description:	Commercial Development
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Infrastructure Projects

Description:	Public Improvements
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	No
Payments Complete:	No

Westview Phases II/III

Description:	Residential Development
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

Innovative Technologies

Description:	Commercial Development
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Business Grant

Description:	Grant program for revitalizing local businesses
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

Splash Pad

Description:	Pledge for Splash Pad construction Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For HUXLEY URBAN RENEWAL

Northview/Westview Development

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	11/02/2004
FY of Last Payment:	2024

Mr. Storage LLP

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	12/08/2015
FY of Last Payment:	2028

Vision Bank

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	06/09/2015
FY of Last Payment:	2025

Fareway

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	06/24/2014
FY of Last Payment:	2037

\$6,855,000 GO Refunding Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	05/04/2017
FY of Last Payment:	2026

Continental Manufacturing Chemist

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	08/03/2017
FY of Last Payment:	2027

Administrative Expenses

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	05/01/2004
FY of Last Payment:	2024

Iowa Earthworks

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	06/25/2019
FY of Last Payment:	2026

\$3,720,000 GO Refunding Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	01/01/2023
FY of Last Payment:	2031

\$6,930,000 GO Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	11/23/2021
FY of Last Payment:	2032

Pacific Drywall

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	12/18/2018
FY of Last Payment:	2026

Westview Phases II/III

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	01/08/2020
FY of Last Payment:	2042

Innovative Technologies

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0

Total:	0
Annual Appropriation?:	Yes
Date Incurred:	06/22/2021
FY of Last Payment:	2029

Internal Loans for Administration

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	08/27/2024
FY of Last Payment:	2025

Internal Loan for Business Grant

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	08/27/2024
FY of Last Payment:	2025

Splash Pad Pledge

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	08/27/2024
FY of Last Payment:	2025

LMI Contribution to Story Co Housing

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	07/01/2018
FY of Last Payment:	2026

Non-Rebates For HUXLEY URBAN RENEWAL

TIF Expenditure Amount:	1,050,710
Tied To Debt:	\$6,855,000 GO Refunding Bond
Tied To Project:	Infrastructure Projects
TIF Expenditure Amount:	156,269
Tied To Debt:	\$3,720,000 GO Refunding Bond
Tied To Project:	Infrastructure Projects
TIF Expenditure Amount:	509,400
Tied To Debt:	\$6,930,000 GO Bond
Tied To Project:	Infrastructure Projects
TIF Expenditure Amount:	100,000
Tied To Debt:	Internal Loans for Administration
Tied To Project:	Administrative Expenses
TIF Expenditure Amount:	120,000
Tied To Debt:	Internal Loan for Business Grant
Tied To Project:	Business Grant
TIF Expenditure Amount:	225,000
Tied To Debt:	Splash Pad Pledge
Tied To Project:	Splash Pad
TIF Expenditure Amount:	3,353
Tied To Debt:	LMI Contribution to Story Co Housing
Tied To Project:	Northview/Westview

Rebates For HUXLEY URBAN RENEWAL

Northview/Westview

TIF Expenditure Amount:	169,836
Rebate Paid To:	Dickson & LuAnn Jensen
Tied To Debt:	Northview/Westview Development
Tied To Project:	Northview/Westview
Projected Final FY of Rebate:	2024

Mr. Storage

TIF Expenditure Amount:	13,437
Rebate Paid To:	Mr. Storage LLP
Tied To Debt:	Mr. Storage LLP
Tied To Project:	Mr. Storage
Projected Final FY of Rebate:	2026

Fareway

TIF Expenditure Amount:	45,292
Rebate Paid To:	Fareway
Tied To Debt:	Fareway
Tied To Project:	Fareway
Projected Final FY of Rebate:	2037

Continental Manufacturing Chemist

TIF Expenditure Amount:	105,358
Rebate Paid To:	Continental Manufacturing Chemist
Tied To Debt:	Continental Manufacturing Chemist
Tied To Project:	Continental Manufacturing Chemist
Projected Final FY of Rebate:	2027

Administrative Costs

TIF Expenditure Amount:	36,841
Rebate Paid To:	City of Huxley
Tied To Debt:	Northview/Westview Development
Tied To Project:	Administrative Expenses
Projected Final FY of Rebate:	2037

Iowa Earthworks

TIF Expenditure Amount:	8,268
Rebate Paid To:	Iowa Earthworks
Tied To Debt:	Iowa Earthworks
Tied To Project:	Iowa Earthworks
Projected Final FY of Rebate:	2026

Pacific Drywall

TIF Expenditure Amount:	6,090
Rebate Paid To:	Pacific Drywall
Tied To Debt:	Pacific Drywall
Tied To Project:	Pacific Drywall
Projected Final FY of Rebate:	2026

Westview Phase II/III

TIF Expenditure Amount:	204,447
Rebate Paid To:	Dickson & LuAnn Jensen
Tied To Debt:	Westview Phases II/III
Tied To Project:	Westview Phases II/III
Projected Final FY of Rebate:	2042

Innovative Technologies

TIF Expenditure Amount:	102,903
Rebate Paid To:	Innovative Technologies
Tied To Debt:	Innovative Technologies
Tied To Project:	Innovative Technologies
Projected Final FY of Rebate:	2029

Income Housing For HUXLEY URBAN RENEWAL

Amount of FY 2025 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
<hr/>	
Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	0
Grants, credits or other direct assistance to low and moderate income families:	0
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	0
Other low and moderate income housing assistance:	0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

256 Characters Left

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

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: HUXLEY (85G816)
 Urban Renewal Area: HUXLEY URBAN RENEWAL (85004)
 TIF Taxing District Name: HUXLEY CITY/BALLARD SCH/HUXLEY URBAN RENEWAL TIF INCREM
 TIF Taxing District Inc. Number: 850106
 TIF Taxing District Base Year: 1987
 FY TIF Revenue First Received: 1989
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	02/1988

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	3,636,550	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: HUXLEY (85G816)
 Urban Renewal Area: HUXLEY URBAN RENEWAL (85004)
 TIF Taxing District Name: HUXLEY CITY AG/BALLARD SCH/HUXLEY URBAN RENEWAL TIF INCREM
 TIF Taxing District Inc. Number: 850107
 TIF Taxing District Base Year: 1987
 FY TIF Revenue First Received: 1989
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	02/1988

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	0	0	0	0

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name:	HUXLEY (85G816)	
Urban Renewal Area:	HUXLEY URBAN RENEWAL (85004)	
TIF Taxing District Name:	HUXLEY CITY/BALLARD SCH/HUXLEY URBAN RENEWAL ENLARGEMENT TIF INCREM	
TIF Taxing District Inc. Number:	850129	
TIF Taxing District Base Year:	1990	UR Designation
FY TIF Revenue First Received:	1992	Slum No
Subject to a Statutory end date?	No	Blighted No
		Economic Development 06/1991

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	276,679,800	9,921,500	0	0	-232,000	285,920,800	0	285,920,800
Taxable	0	128,221,169	8,118,038	0	0	-232,000	135,658,707	0	135,658,707
Homestead Credits									590

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	11,731,066	135,658,707	72,314,835	63,343,872	1,750,762

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	HUXLEY (85G816)	
Urban Renewal Area:	HUXLEY URBAN RENEWAL (85004)	
TIF Taxing District Name:	HUXLEY CITY AG/BALLARD SCH/HUXLEY URBAN RENEWAL ENLARGEMENT TIF INCREM	
TIF Taxing District Inc. Number:	850130	
TIF Taxing District Base Year:	1990	UR Designation
FY TIF Revenue First Received:		Slum No
Subject to a Statutory end date?	No	Blighted No
		Economic Development 06/1991

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	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	52,246	0	0	0	0

FY 2025 TIF Revenue Received: 1,948,130

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name:	HUXLEY (85G816)
Urban Renewal Area:	HUXLEY URBAN RENEWAL (85004)
TIF Taxing District Name:	PALESTINE TWP/BALLARD SCH/HUXLEY URBAN RENEWAL ENLARGEMENT PALESTINE TWP TIF INCREM
TIF Taxing District Inc. Number:	850131
TIF Taxing District Base Year:	1990
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1992

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	4,720,088	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	HUXLEY (85G816)
Urban Renewal Area:	HUXLEY URBAN RENEWAL (85004)
TIF Taxing District Name:	UNION TWP/BALLARD SCH/HUXLEY URBAN RENEWAL 3RD ENLARGEMENT TIF INCREM
TIF Taxing District Inc. Number:	850167
TIF Taxing District Base Year:	2005
FY TIF Revenue First Received:	2008
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2026

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2006

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	493,900	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: HUXLEY (85G816)
 Urban Renewal Area: HUXLEY URBAN RENEWAL (85004)
 TIF Taxing District Name: HUXLEY CITY/BALLARD SCH/HUXLEY URBAN RENEWAL 3RD
 ENLARGEMENT TIF INCREM
 TIF Taxing District Inc. Number: 850168
 TIF Taxing District Base Year: 2005
 FY TIF Revenue First Received: 2008
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2027

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2006

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	762,285	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: HUXLEY (85G816)
 Urban Renewal Area: HUXLEY URBAN RENEWAL (85004)
 TIF Taxing District Name: HUXLEY CITY AG/BALLARD SCH/HUXLEY URBAN RENEWAL 3RD
 ENLARGEMENT TIF INCREM
 TIF Taxing District Inc. Number: 850169
 TIF Taxing District Base Year: 2005
 FY TIF Revenue First Received: 2008
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2027

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2006

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	56,600	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:	HUXLEY (85G816)	
Urban Renewal Area:	HUXLEY URBAN RENEWAL (85004)	
TIF Taxing District Name:	HUXLEY CITY AG/BALLARD SCH/AUGUST 2023 ADDITION HUXLEY URA TIF INCREMENT	
TIF Taxing District Inc. Number:	850685	
TIF Taxing District Base Year:	0	UR Designation
FY TIF Revenue First Received:		Slum No
Subject to a Statutory end date?	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	129,400	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	HUXLEY (85G816)	
Urban Renewal Area:	HUXLEY URBAN RENEWAL (85004)	
TIF Taxing District Name:	HUXLEY CITY/BALLARD SCH/AUGUST 2023 ADDITION HUXLEY URA TIF INCREMENT	
TIF Taxing District Inc. Number:	850687	
TIF Taxing District Base Year:	0	UR Designation
FY TIF Revenue First Received:		Slum No
Subject to a Statutory end date?	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	0	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: HUXLEY (85G816)
 Urban Renewal Area: HUXLEY URBAN RENEWAL (85004)
 TIF Taxing District Name: HUXLEY CITY AG/BALLARD SCH/JULY 2023 ADDITION HUXLEY URA TIF INCREMENT
 TIF Taxing District Inc. Number: 850689
 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	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	41,211	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: HUXLEY (85G816)
 Urban Renewal Area: HUXLEY URBAN RENEWAL (85004)
 TIF Taxing District Name: HUXLEY CITY/BALLARD SCH/JULY 2023 ADDITION HUXLEY URA TIF INCREMENT
 TIF Taxing District Inc. Number: 850691
 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	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	20,189	0	0	0	0

FY 2025 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: HUXLEY (85G816)
 Urban Renewal Area: HUXLEY HOUSING URBAN RENEWAL AREA
 UR Area Number: 85027
 UR Area Creation Date: 08/2017
 UR Area Purpose: Residential Development

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
HUXLEY CITY/BALLARD SCH HUXLEY HOUSING URA TIF INCREM	850635	850235	9,284,992
HUXLEY CITY AG/BALLARD SCH HUXLEY HOUSING URA TIF INCREM	850636	850236	0

Urban Renewal Area Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	32,030,800	0	0	0	-20,000	32,004,300	0	32,004,300
Taxable	0	14,843,951	0	0	0	-20,000	14,817,451	0	14,817,451
Homestead Credits									55

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	-67,838	86,016	Amount of 07-01-2024 Cash Balance Restricted for LMI
TIF Revenue:	256,614		
TIF Sp. Revenue Fund Interest:	50,733		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	307,347		
Rebate Expenditures:	232,226		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
Total Expenditures:	232,226		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	7,283	112,173	Amount of 06-30-2025 Cash Balance Restricted for LMI

Projects For HUXLEY HOUSING URBAN RENEWAL AREA

Kading Development

Description:	Kading Development
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

Meadowlane Development

Description:	Meadowlane Development
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

LMI Incentives

Description:	Meadowlane Development
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For HUXLEY HOUSING URBAN RENEWAL AREA

Kading Development

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	03/27/2018
FY of Last Payment:	2027

Meadowlane Development

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	10/24/2017
FY of Last Payment:	2037

LMI Incentives

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	10/24/2017
FY of Last Payment:	2028

Rebates For HUXLEY HOUSING URBAN RENEWAL AREA

Kading Development

TIF Expenditure Amount:	84,001
Rebate Paid To:	Kading Properties
Tied To Debt:	Kading Development
Tied To Project:	Kading Development
Projected Final FY of Rebate:	2027

Meadowlane Plat 2/3 East

TIF Expenditure Amount:	148,225
Rebate Paid To:	Meadowlane Investments
Tied To Debt:	Meadowlane Development
Tied To Project:	Meadowlane Development
Projected Final FY of Rebate:	2037

Income Housing For HUXLEY HOUSING URBAN RENEWAL AREA

Amount of FY 2025 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
<hr/>	
Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	0
Grants, credits or other direct assistance to low and moderate income families:	0
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	0
Other low and moderate income housing assistance:	0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: HUXLEY (85G816)
 Urban Renewal Area: HUXLEY HOUSING URBAN RENEWAL AREA (85027)
 TIF Taxing District Name: HUXLEY CITY/BALLARD SCH HUXLEY HOUSING URA TIF INCREM
 TIF Taxing District Inc. Number: 850235
 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: 2038

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2018

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	32,030,800	0	0	0	-20,000	32,004,300	0	32,004,300
Taxable	0	14,843,951	0	0	0	-20,000	14,817,451	0	14,817,451
Homestead Credits									55

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	3,794,969	14,817,451	9,284,992	5,532,459	152,912

FY 2025 TIF Revenue Received: 256,614

TIF Taxing District Data Collection

Local Government Name: HUXLEY (85G816)
 Urban Renewal Area: HUXLEY HOUSING URBAN RENEWAL AREA (85027)
 TIF Taxing District Name: HUXLEY CITY AG/BALLARD SCH HUXLEY HOUSING URA TIF INCREM
 TIF Taxing District Inc. Number: 850236
 TIF Taxing District Base Year: 2015
 FY TIF Revenue First Received: 0
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2035

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2017

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	130,340	0	0	0	0

FY 2025 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: HUXLEY (85G816)
 Urban Renewal Area: HUXLEY IRON BRIDGE URBAN RENEWAL AREA
 UR Area Number: 85028

 UR Area Creation Date: 11/2017

 UR Area Purpose: Residential Development

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
HUXLEY CITY/BALLARD SCH/IRON BRIDGE URBAN RENEWAL TIF INCREM	850643	850243	5,467,928
HUXLEY CITY AG/BALLARD SCH/IRON BRIDGE URBAN RENEWAL TIF INCREM	850644	850244	0

Urban Renewal Area Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	11,807,500	0	0	0	-4,000	11,803,500	0	11,803,500
Taxable	0	5,471,928	0	0	0	-4,000	5,467,928	0	5,467,928
Homestead Credits									9

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	186,110	205,335	Amount of 07-01-2024 Cash Balance Restricted for LMI
TIF Revenue:	199,442		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	199,442		
Rebate Expenditures:	59,334		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
Total Expenditures:	59,334		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	326,218	275,211	Amount of 06-30-2025 Cash Balance Restricted for LMI

Projects For HUXLEY IRON BRIDGE URBAN RENEWAL AREA

Iron Bridge Development

Description:	Iron Bridge Development
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

LMI Incentives

Description:	Iron Bridge Development
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For HUXLEY IRON BRIDGE URBAN RENEWAL AREA

Iron Bridge Development

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	11/28/2017
FY of Last Payment:	2031

LMI Incentives

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	11/28/2017
FY of Last Payment:	2031

Rebates For HUXLEY IRON BRIDGE URBAN RENEWAL AREA

Iron Bridge

TIF Expenditure Amount:	59,334
Rebate Paid To:	Iron Bridge Development
Tied To Debt:	Iron Bridge Development
Tied To Project:	Iron Bridge Development
Projected Final FY of Rebate:	2031

Income Housing For HUXLEY IRON BRIDGE URBAN RENEWAL AREA

Amount of FY 2025 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
<hr/>	
Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	0
Grants, credits or other direct assistance to low and moderate income families:	0
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	0
Other low and moderate income housing assistance:	0

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Ted, prior years rebates were miscalculated as they were based on an incorrect frozen base figure due to untimely filing. The outstanding debt figure is correct and is based on the correct frozen base.

256 Characters Left

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

0

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: HUXLEY (85G816)
 Urban Renewal Area: HUXLEY IRON BRIDGE URBAN RENEWAL AREA (85028)
 TIF Taxing District Name: HUXLEY CITY/BALLARD SCH/IRON BRIDGE URBAN RENEWAL TIF INCREM
 TIF Taxing District Inc. Number: 850243
 TIF Taxing District Base Year: 2017
 FY TIF Revenue First Received: 2020
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2037

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2017

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	11,807,500	0	0	0	-4,000	11,803,500	0	11,803,500
Taxable	0	5,471,928	0	0	0	-4,000	5,467,928	0	5,467,928
Homestead Credits									9

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	118,200	5,467,928	5,467,928	0	0

FY 2025 TIF Revenue Received: 199,442

TIF Taxing District Data Collection

Local Government Name: HUXLEY (85G816)
 Urban Renewal Area: HUXLEY IRON BRIDGE URBAN RENEWAL AREA (85028)
 TIF Taxing District Name: HUXLEY CITY AG/BALLARD SCH/IRON BRIDGE URBAN RENEWAL TIF INCREM
 TIF Taxing District Inc. Number: 850244
 TIF Taxing District Base Year: 2017
 FY TIF Revenue First Received: 0
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2037

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	31,800	0	0	0	0

FY 2025 TIF Revenue Received: 0