

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: OTTUMWA
 Local Government Number: 90G868

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
OTTUMWA WESTGATE URBAN RENEWAL	90001	10
OTTUMWA AIRPORT URBAN RENEWAL	90002	4
HOSPITAL DISTRICT PENN AVE CORRIDOR URBAN RENEWAL	90003	1
VOGEL URBAN RENEWAL	90004	1
OTTUMWA WILDWOOD DR/HWY 34	90075	1
BONITA URBAN RENEWAL PLAN	90089	1

TIF Debt Outstanding: 9,163,379

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 59,013 0 Amount of 07-01-2024 Cash Balance Restricted for LMI

TIF Revenue:	1,397,370	
TIF Sp. Revenue Fund Interest:	25,289	
Property Tax Replacement Claims	0	
Asset Sales & Loan Repayments:	0	
Total Revenue:	1,422,659	

Rebate Expenditures:	120,499	
Non-Rebate Expenditures:	1,146,312	
Returned to County Treasurer:	0	
Total Expenditures:	1,266,811	

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 214,861 0 Amount of 06-30-2025 Cash Balance Restricted for LMI

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 7,681,707

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Urban Renewal Area Data Collection

Local Government Name: OTTUMWA (90G868)
 Urban Renewal Area: OTTUMWA WESTGATE URBAN RENEWAL
 UR Area Number: 90001

UR Area Creation Date: 05/1989

To achieve a diversified well balanced economy/standard of living/tax base with plans for land/commercial/industrial and residential development providing for installation of public works/infrastructure and amenities, elimination of blight, encourage commercial and industrial growth, rehabilitation of central business district with a sound economic base for future development.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
OTTUMWA CITY/OTTUMWA SCH/WESTGATE UR TIF INCREM	900042	900043	9,400,387
OTTUMWA CITY AG/OTTUMWA SCH/WESTGATE AG UR TIF INCREM	900044	900045	0
OTTUMWA CITY/OTTUMWA SCH/WESTGATE2 UR TIF INCREM	900050	900051	6,297,712
OTTUMWA CITY/OTTUMWA SCH/WESTGATE3 UR TIF INCREM	900067	900068	10,032,231
OTTUMWA CITY AG/OTTUMWA SCH/WESTGATE3 UR TIF INCREM	900069	900070	0
OTTUMWA CITY/OTTUMWA SCH/WESTGATE4 TIF INCREM	900071	900072	0
OTTUMWACITY/OTTUMWASCH/WESTGATE #7 INCREMENT	900077	900078	233,677
OTTUMWA CITY/OTTUMWA SCHOOL/WESTGATE/SSMID 1/TIF INC	900081	900082	564,980
OTTUMWA CITY/OTTUMWA SCHOOL/WESTGATE/SSMID 2/TIF INC	900083	900084	716,034
OTTUMWA CITY/OTTUMWA SCHOOL/WESTGATE/SSMID 3/TIF INC	900085	900086	728,406

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	59,640	141,944,757	164,505,603	15,489,100	0	-452,656	320,948,444	0	320,948,444
Taxable	42,844	65,781,114	128,277,289	13,454,116	0	-452,656	206,504,707	0	206,504,707
Homestead Credits									900

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:

33,903

0

Amount of 07-01-2024 Cash Balance Restricted for LMI

TIF Revenue:	1,057,486
TIF Sp. Revenue Fund Interest:	16,778
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	1,074,264

Rebate Expenditures:	66,455
Non-Rebate Expenditures:	788,133
Returned to County Treasurer:	0
Total Expenditures:	854,588

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:

253,579

0

Amount of 06-30-2025 Cash Balance Restricted for LMI

Projects For OTTUMWA WESTGATE URBAN RENEWAL

Downtown Maintenance

Description:	Downtown Beautification Program
	Main Street Iowa Program-Iowa Economic Development
Classification:	Authority
Physically Complete:	No
Payments Complete:	No

Main Street Iowa

Description:	Contribution to Main Street Iowa Program
	Main Street Iowa Program-Iowa Economic Development
Classification:	Authority
Physically Complete:	No
Payments Complete:	No

CSO Projects

Description:	Utilities Sewer Separation
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

2017 Washington Apartments PDA

Description:	Payment towards the costs of developing Washington Apartments
	Commercial - apartment/condos (residential use, classified commercial)
Classification:	
Physically Complete:	Yes
Payments Complete:	No

2020 Highlands PDA

Description:	Payment towards the costs of redevelopment and renovation
Classification:	Commercial-Medical
Physically Complete:	Yes
Payments Complete:	No

2021 Cobblestone Hotel PDA

Description:	Payment towards the costs of constructing a hotel
Classification:	Commercial - hotels and conference centers
Physically Complete:	Yes
Payments Complete:	Yes

2023 Asbury PDA

Description:	Payment towards the costs of construction of Asbury Heights
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	Yes

SSMID TIF Taxes

Description:	SSMID Projects
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Classification:	Main Street Iowa Program-Iowa Economic Development Authority
Physically Complete:	No
Payments Complete:	No

BVC SUPPORT

Description:	Loan in support of conference center
Classification:	Commercial - hotels and conference centers
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For OTTUMWA WESTGATE URBAN RENEWAL

Downtown Maintenance

Debt/Obligation Type:	Other Debt
Principal:	40,000
Interest:	0
Total:	40,000
Annual Appropriation?:	Yes
Date Incurred:	12/07/2021
FY of Last Payment:	2025

Mainstreet Ottumwa

Debt/Obligation Type:	Other Debt
Principal:	30,000
Interest:	0
Total:	30,000
Annual Appropriation?:	Yes
Date Incurred:	12/07/2021
FY of Last Payment:	2025

2020 GO

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	5,032,400
Interest:	57,060
Total:	5,089,460
Annual Appropriation?:	Yes
Date Incurred:	05/14/2020
FY of Last Payment:	2040

Admin Fees

Debt/Obligation Type:	Other Debt
Principal:	10,000
Interest:	0
Total:	10,000
Annual Appropriation?:	Yes
Date Incurred:	07/01/2017
FY of Last Payment:	2025

Washington Apartments Developer Agreement

Debt/Obligation Type:	Rebates
Principal:	23,310
Interest:	0
Total:	23,310
Annual Appropriation?:	Yes
Date Incurred:	11/07/2017
FY of Last Payment:	2030

Highlands Development Agreement

Debt/Obligation Type:	Rebates
Principal:	43,145
Interest:	0
Total:	43,145
Annual Appropriation?:	Yes
Date Incurred:	05/19/2020
FY of Last Payment:	2042

Cobblestone Hotel

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	09/21/2021
FY of Last Payment:	2045

Asbury Deveopment

Debt/Obligation Type:	Other Debt
Principal:	62,000
Interest:	0
Total:	62,000
Annual Appropriation?:	No
Date Incurred:	04/18/2023
FY of Last Payment:	2024

SSMID TIF

Debt/Obligation Type:	Other Debt
Principal:	75,000
Interest:	0
Total:	75,000
Annual Appropriation?:	Yes
Date Incurred:	07/01/2022
FY of Last Payment:	2024

BVC Support

Debt/Obligation Type:	Internal Loans
Principal:	150,000
Interest:	0
Total:	150,000
Annual Appropriation?:	No
Date Incurred:	03/04/2025
FY of Last Payment:	2025

Non-Rebates For OTTUMWA WESTGATE URBAN RENEWAL

TIF Expenditure Amount:	30,000
Tied To Debt:	Mainstreet Ottumwa
Tied To Project:	Main Street Iowa
TIF Expenditure Amount:	39,138
Tied To Debt:	Downtown Maintenance
Tied To Project:	Downtown Maintenance
TIF Expenditure Amount:	480,703
Tied To Debt:	2020 GO
Tied To Project:	CSO Projects
TIF Expenditure Amount:	10,000
Tied To Debt:	Admin Fees
Tied To Project:	CSO Projects
TIF Expenditure Amount:	150,000
Tied To Debt:	BVC Support
Tied To Project:	BVC SUPPORT
TIF Expenditure Amount:	78,292
Tied To Debt:	SSMID TIF
Tied To Project:	SSMID TIF Taxes

Rebates For OTTUMWA WESTGATE URBAN RENEWAL

Highland Developments

TIF Expenditure Amount:	43,145
Rebate Paid To:	Highlands Development i, LLC
Tied To Debt:	Highlands Development Agreement
Tied To Project:	2020 Highlands PDA
Projected Final FY of Rebate:	2042

Asbury

TIF Expenditure Amount:	0
Rebate Paid To:	Asbury PDA
Tied To Debt:	Asbury Deveopment
Tied To Project:	2023 Asbury PDA
Projected Final FY of Rebate:	2024

Washington st Apartments

TIF Expenditure Amount:	23,310
Rebate Paid To:	Washington St Apartments, LLLP
Tied To Debt:	Washington Apartments Developer Agreement
Tied To Project:	2017 Washington Apartments PDA
Projected Final FY of Rebate:	2030

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TIF Taxing District Data Collection

Local Government Name: OTTUMWA (90G868)
 Urban Renewal Area: OTTUMWA WESTGATE URBAN RENEWAL (90001)
 TIF Taxing District Name: OTTUMWA CITY/OTTUMWA SCH/WESTGATE UR TIF INCREM
 TIF Taxing District Inc. Number: 900043
 TIF Taxing District Base Year: 1989
 FY TIF Revenue First Received: 1991
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2023

UR Designation	
Slum	No
Blighted	05/1989
Economic Development	05/1989

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	45,030,591	43,945,959	299,360	0	-164,000	88,920,160	0	88,920,160
Taxable	0	20,868,422	36,330,310	203,938	0	-164,000	57,046,920	0	57,046,920
Homestead Credits									325

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	17,102,818	57,046,920	9,400,387	47,646,533	1,807,292

FY 2025 TIF Revenue Received: 354,595

TIF Taxing District Data Collection

Local Government Name: OTTUMWA (90G868)
 Urban Renewal Area: OTTUMWA WESTGATE URBAN RENEWAL (90001)
 TIF Taxing District Name: OTTUMWA CITY AG/OTTUMWA SCH/WESTGATE AG UR TIF INCREM
 TIF Taxing District Inc. Number: 900045
 TIF Taxing District Base Year: 1989
 FY TIF Revenue First Received: 1991
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2023

UR Designation	
Slum	No
Blighted	No
Economic Development	05/1989

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	59,640	0	0	0	0	0	59,640	0	59,640
Taxable	42,844	0	0	0	0	0	42,844	0	42,844
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	63,662	0	0	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: OTTUMWA (90G868)
 Urban Renewal Area: OTTUMWA WESTGATE URBAN RENEWAL (90001)
 TIF Taxing District Name: OTTUMWA CITY/OTTUMWA SCH/WESTGATE2 UR TIF INCREM
 TIF Taxing District Inc. Number: 900051
 TIF Taxing District Base Year: 1994
 FY TIF Revenue First Received: 1996
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2023

UR Designation	
Slum	No
Blighted	07/1994
Economic Development	07/1994

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	20,064,933	41,875,438	38,930	0	-68,656	61,822,895	0	61,822,895
Taxable	0	9,298,630	29,140,851	18,042	0	-68,656	38,301,117	0	38,301,117
Homestead Credits									161

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	23,761,183	38,130,368	6,297,712	31,832,656	1,207,452

FY 2025 TIF Revenue Received: 236,669

TIF Taxing District Data Collection

Local Government Name: OTTUMWA (90G868)
 Urban Renewal Area: OTTUMWA WESTGATE URBAN RENEWAL (90001)
 TIF Taxing District Name: OTTUMWA CITY/OTTUMWA SCH/WESTGATE3 UR TIF INCREM
 TIF Taxing District Inc. Number: 900068
 TIF Taxing District Base Year: 2002
 FY TIF Revenue First Received: 2004
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2023

UR Designation	
Slum	No
Blighted	05/2002
Economic Development	05/2002

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	58,748,120	38,920,110	0	0	-164,000	97,263,730	0	97,263,730
Taxable	0	27,225,519	34,060,288	0	0	-164,000	60,881,307	0	60,881,307
Homestead Credits									272

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	27,194,312	60,881,307	10,032,231	50,849,076	1,928,769

FY 2025 TIF Revenue Received: 378,794

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TIF Taxing District Data Collection

Local Government Name: OTTUMWA (90G868)
 Urban Renewal Area: OTTUMWA WESTGATE URBAN RENEWAL (90001)
 TIF Taxing District Name: OTTUMWA CITY AG/OTTUMWA SCH/WESTGATE3 UR TIF INCREM
 TIF Taxing District Inc. Number: 900070
 TIF Taxing District Base Year: 2002
 FY TIF Revenue First Received: 2004
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2023

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2002

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

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

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

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: OTTUMWA (90G868)
 Urban Renewal Area: OTTUMWA WESTGATE URBAN RENEWAL (90001)
 TIF Taxing District Name: OTTUMWA CITY/OTTUMWA SCH/WESTGATE4 TIF INCREM
 TIF Taxing District Inc. Number: 900072
 TIF Taxing District Base Year: 2009
 FY TIF Revenue First Received: 2011
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2030

UR Designation	
Slum	No
Blighted	11/2009
Economic Development	11/2009

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	12,430,654	16,788,836	14,847,560	0	-48,000	43,954,050	0	43,954,050
Taxable	0	5,760,695	13,316,505	13,024,697	0	-48,000	31,988,897	0	31,988,897
Homestead Credits									118

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	54,559,403	0	0	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: OTTUMWA (90G868)
 Urban Renewal Area: OTTUMWA WESTGATE URBAN RENEWAL (90001)
 TIF Taxing District Name: OTTUMWACITY/OTTUMWASCH/WESTGATE #7 INCREMENT
 TIF Taxing District Inc. Number: 900078
 TIF Taxing District Base Year: 2016
 FY TIF Revenue First Received: 0
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	3,063,906	3,562,793	0	0	-8,000	6,605,699	0	6,605,699
Taxable	0	1,419,895	2,355,349	0	0	-8,000	3,754,244	0	3,754,244
Homestead Credits									23

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	5,208,609	1,405,090	233,677	1,171,413	44,433

FY 2025 TIF Revenue Received: 8,613

TIF Taxing District Data Collection

Local Government Name: OTTUMWA (90G868)
 Urban Renewal Area: OTTUMWA WESTGATE URBAN RENEWAL (90001)
 TIF Taxing District Name: OTTUMWA CITY/OTTUMWA SCHOOL/WESTGATE/SSMID 1/TIF INC
 TIF Taxing District Inc. Number: 900082
 TIF Taxing District Base Year: 1994
 FY TIF Revenue First Received: 0
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	5,564,620	0	0	0	5,564,620	0	5,564,620
Taxable	0	0	4,347,553	0	0	0	4,347,553	0	4,347,553
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	2,135,998	3,428,622	564,980	2,863,642	111,485

FY 2025 TIF Revenue Received: 21,654

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TIF Taxing District Data Collection

Local Government Name: OTTUMWA (90G868)
 Urban Renewal Area: OTTUMWA WESTGATE URBAN RENEWAL (90001)
 TIF Taxing District Name: OTTUMWA CITY/OTTUMWA SCHOOL/WESTGATE/SSMID 2/TIF INC
 TIF Taxing District Inc. Number: 900084
 TIF Taxing District Base Year: 1994
 FY TIF Revenue First Received: 0
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,145,612	7,549,178	303,250	0	0	8,998,040	0	8,998,040
Taxable	0	530,911	4,983,088	207,439	0	0	5,721,438	0	5,721,438
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	4,652,732	4,345,308	716,034	3,629,274	144,921

FY 2025 TIF Revenue Received: 28,445

TIF Taxing District Data Collection

Local Government Name: OTTUMWA (90G868)
 Urban Renewal Area: OTTUMWA WESTGATE URBAN RENEWAL (90001)
 TIF Taxing District Name: OTTUMWA CITY/OTTUMWA SCHOOL/WESTGATE/SSMID 3/TIF INC
 TIF Taxing District Inc. Number: 900086
 TIF Taxing District Base Year: 1994
 FY TIF Revenue First Received: 0
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,460,941	6,298,669	0	0	0	7,759,610	0	7,759,610
Taxable	0	677,042	3,743,345	0	0	0	4,420,387	0	4,420,387
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,565,190	4,420,387	728,406	3,691,981	151,115

FY 2025 TIF Revenue Received: 28,716

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Urban Renewal Area Data Collection

Local Government Name: OTTUMWA (90G868)
 Urban Renewal Area: OTTUMWA AIRPORT URBAN RENEWAL
 UR Area Number: 90002

UR Area Creation Date: 07/1994

To plan and provide sufficient land for comm./industrial dev., install public works and facilities ,eliminate blight,maintain transportation network, provide a marketable/investment climate and encourage commercial and industrial growth and expansion with a sound econ. base.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
RICHLAND TWP/OTTUMWA SCH/A P TIF INCREM	900056	900057	2,963,400
OTTUMWA CITY/OTTUMWA SCH/A P TIF INCREM	900058	900059	943,631
OTTUMWA CITY AG/OTTUMWA SCH/A P TIF INCREM	900060	900061	10
CENTER TWP/OTTUMWA SCH/A P TIF INCREM	900062	900063	47,324

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	2,251,770	23,064,752	12,833,512	8,032,290	0	-16,000	46,117,574	0	46,117,574
Taxable	1,617,604	10,688,851	10,371,801	6,722,177	0	-16,000	29,335,683	0	29,335,683
Homestead Credits									58

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 106,362 0 Amount of 07-01-2024 Cash Balance Restricted for LMI

TIF Revenue:	108,213
TIF Sp. Revenue Fund Interest:	6,349
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	114,562

Rebate Expenditures:	0
Non-Rebate Expenditures:	206,350
Returned to County Treasurer:	0
Total Expenditures:	206,350

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 14,574 0 Amount of 06-30-2025 Cash Balance Restricted for LMI

Projects For OTTUMWA AIRPORT URBAN RENEWAL

AIRPORT RUNWAY

Description:	Airport Runway Renovation
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For OTTUMWA AIRPORT URBAN RENEWAL

GO 2019B Runway

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	545,000
Interest:	31,650
Total:	576,650
Annual Appropriation?:	Yes
Date Incurred:	11/17/2018
FY of Last Payment:	2027

Non-Rebates For OTTUMWA AIRPORT URBAN RENEWAL

TIF Expenditure Amount:	206,350
Tied To Debt:	GO 2019B Runway
Tied To Project:	AIRPORT RUNWAY

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TIF Taxing District Data Collection

Local Government Name: OTTUMWA (90G868)
 Urban Renewal Area: OTTUMWA AIRPORT URBAN RENEWAL (90002)
 TIF Taxing District Name: RICHLAND TWP/OTTUMWA SCH/A P TIF INCREM
 TIF Taxing District Inc. Number: 900057
 TIF Taxing District Base Year: 1994
 FY TIF Revenue First Received: 1996
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2019

UR Designation	
Slum	No
Blighted	06/1994
Economic Development	06/1994

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,777,930	8,255,982	12,833,512	8,032,290	0	-12,000	30,861,714	0	30,861,714
Taxable	1,277,212	3,826,048	10,371,801	6,722,177	0	-12,000	22,159,238	0	22,159,238
Homestead Credits									27

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	9,691,355	21,182,359	2,963,400	18,218,959	464,372

FY 2025 TIF Revenue Received: 71,977

TIF Taxing District Data Collection

Local Government Name: OTTUMWA (90G868)
 Urban Renewal Area: OTTUMWA AIRPORT URBAN RENEWAL (90002)
 TIF Taxing District Name: OTTUMWA CITY/OTTUMWA SCH/A P TIF INCREM
 TIF Taxing District Inc. Number: 900059
 TIF Taxing District Base Year: 1994
 FY TIF Revenue First Received: 1996
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	06/1994
Economic Development	06/1994

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	14,623,290	0	0	0	-4,000	14,599,790	0	14,599,790
Taxable	0	6,776,845	0	0	0	-4,000	6,753,345	0	6,753,345
Homestead Credits									30

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	83,802	6,753,345	943,631	5,809,714	220,370

FY 2025 TIF Revenue Received: 33,752

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TIF Taxing District Data Collection

Local Government Name: OTTUMWA (90G868)
 Urban Renewal Area: OTTUMWA AIRPORT URBAN RENEWAL (90002)
 TIF Taxing District Name: OTTUMWA CITY AG/OTTUMWA SCH/A P TIF INCREM
 TIF Taxing District Inc. Number: 900061
 TIF Taxing District Base Year: 1994
 FY TIF Revenue First Received: 1996
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	06/1994
Economic Development	06/1994

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	280	0	0	0	0	0	280	0	280
Taxable	201	0	0	0	0	0	201	0	201
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	205	75	10	65	2

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: OTTUMWA (90G868)
 Urban Renewal Area: OTTUMWA AIRPORT URBAN RENEWAL (90002)
 TIF Taxing District Name: CENTER TWP/OTTUMWA SCH/A P TIF INCREM
 TIF Taxing District Inc. Number: 900063
 TIF Taxing District Base Year: 1994
 FY TIF Revenue First Received: 1996
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	06/1994
Economic Development	06/1994

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	473,560	185,480	0	0	0	0	655,790	0	655,790
Taxable	340,191	85,958	0	0	0	0	422,899	0	422,899
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	320,348	335,442	47,324	288,118	7,190

FY 2025 TIF Revenue Received: 2,484

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Urban Renewal Area Data Collection

Local Government Name: OTTUMWA (90G868)
 Urban Renewal Area: HOSPITAL DISTRICT PENN AVE CORRIDOR URBAN RENEWAL
 UR Area Number: 90003

UR Area Creation Date: 10/2011

URA activities are designed to provide opportunities, incentives, and sites for community economic development purposes, including new and expanded commercial development using public and private investment for the sound development of public works and facilities for the efficient development and to achieve a marketable and attractive investment climate as well as a diversified, well balanced economy providing a desirable standard of living, job opportunity and strengthened tax base.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
OTTUMWA CITY/OTTUMWA SCH/HOSP DIST PENN AVE CORRIDOR INCREMENT	900073	900074	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	14,333,407	60,903,143	0	0	-8,000	75,215,550	0	75,215,550
Taxable	0	6,642,500	53,490,494	0	0	-8,000	60,111,994	0	60,111,994
Homestead Credits									14

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

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

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	0

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

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: OTTUMWA (90G868)
 Urban Renewal Area: HOSPITAL DISTRICT PENN AVE CORRIDOR URBAN RENEWAL (90003)
 TIF Taxing District Name: OTTUMWA CITY/OTTUMWA SCH/HOSP DIST PENN AVE CORRIDOR INCREMENT
 TIF Taxing District Inc. Number: 900074
 TIF Taxing District Base Year: 2011
 FY TIF Revenue First Received: 2013
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2031

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2011

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	14,333,407	60,903,143	0	0	-8,000	75,215,550	0	75,215,550
Taxable	0	6,642,500	53,490,494	0	0	-8,000	60,111,994	0	60,111,994
Homestead Credits									14

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	31,594,176	43,629,374	0	43,629,374	1,654,917

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: OTTUMWA (90G868)
 Urban Renewal Area: VOGEL URBAN RENEWAL
 UR Area Number: 90004

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
VOGEL URBAN RENEWAL INCREMENT	900079	900080	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	0	105,720	0	0	0	105,720	0	105,720
Taxable	0	0	48,994	0	0	0	48,994	0	48,994
Homestead Credits									0

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

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

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	0

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

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: OTTUMWA (90G868)
 Urban Renewal Area: VOGEL URBAN RENEWAL (90004)
 TIF Taxing District Name: VOGEL URBAN RENEWAL INCREMENT
 TIF Taxing District Inc. Number: 900080
 TIF Taxing District Base Year: 2017
 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	105,720	0	0	0	105,720	0	105,720
Taxable	0	0	48,994	0	0	0	48,994	0	48,994
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	341,660	0	0	0	0

FY 2025 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: OTTUMWA (90G868)
 Urban Renewal Area: OTTUMWA WILDWOOD DR/HWY 34
 UR Area Number: 90075

UR Area Creation Date: 08/2011

To establish and provide opportunities, incentives and sites for community economic development, including private investment in the area, plan for and provide sufficient land for commercial development in a manner that is efficient from the standpoint of providing municipal services and provide a more marketable and attractive investment climate as well as provide a diversified, well balanced economy creating job opportunities and standard of living as well as increasing the tax base.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
OTTUMWACITY/OTTUMWASCH/OTT WILDWOOD DR/HWY 34 INCREMENT	900075	900076	3,701,948

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	4,258,800	0	0	0	4,258,800	0	4,258,800
Taxable	0	0	3,701,948	0	0	0	3,701,948	0	3,701,948
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: -81,252 0 **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	141,671
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	141,671

Rebate Expenditures:	2,784
Non-Rebate Expenditures:	151,829
Returned to County Treasurer:	0
Total Expenditures:	154,613

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: -94,194 0 **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For OTTUMWA WILDWOOD DR/HWY 34

Kohl's Dept. Store Development

Description:	Building and opening of Kohl's Dept. Store
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Administrative Expenses

Description:	Payment of incurred legal and admin expenses
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

Hopkins StripMall

Description:	Payment towards costs of Hopkins Development
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For OTTUMWA WILDWOOD DR/HWY 34

Taxable Series 2021

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	785,000
Interest:	53,814
Total:	838,814
Annual Appropriation?:	Yes
Date Incurred:	09/18/2011
FY of Last Payment:	2031

Hopkins Properties LLC Development Agreement

Debt/Obligation Type:	Rebates
Principal:	475,000
Interest:	0
Total:	475,000
Annual Appropriation?:	Yes
Date Incurred:	04/05/2022
FY of Last Payment:	2032

Hopkins Properties LLC Development

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	04/05/2022
FY of Last Payment:	2023

Non-Rebates For OTTUMWA WILDWOOD DR/HWY 34

TIF Expenditure Amount:	141,829
Tied To Debt:	Taxable Series 2021
Tied To Project:	Kohl's Dept. Store Development

TIF Expenditure Amount:	10,000
Tied To Debt:	Hopkins Properties LLC Development Agreement
Tied To Project:	Administrative Expenses

Rebates For OTTUMWA WILDWOOD DR/HWY 34

Hopkins Properties LLC Development Agreement

TIF Expenditure Amount:	2,784
Rebate Paid To:	Hopkins Properties LLC
Tied To Debt:	Hopkins Properties LLC Development Agreement
Tied To Project:	Hopkins StripMall
Projected Final FY of Rebate:	2032

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Additional property taxes paid by Kohl's per agreement of \$56,798 entered as Property Tax Replacement Claims (Payment in Lieu of Taxes).

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

0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: OTTUMWA (90G868)
 Urban Renewal Area: OTTUMWA WILDWOOD DR/HWY 34 (90075)
 TIF Taxing District Name: OTTUMWACITY/OTTUMWASCH/OTT WILDWOOD DR/HWY 34 INCREMENT
 TIF Taxing District Inc. Number: 900076
 TIF Taxing District Base Year: 2011
 FY TIF Revenue First Received: 2014
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	08/2011

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	4,258,800	0	0	0	4,258,800	0	4,258,800
Taxable	0	0	3,701,948	0	0	0	3,701,948	0	3,701,948
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	12,928	3,701,948	3,701,948	0	0

FY 2025 TIF Revenue Received: 141,671

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Urban Renewal Area Data Collection

Local Government Name: OTTUMWA (90G868)
 Urban Renewal Area: BONITA URBAN RENEWAL PLAN
 UR Area Number: 90089

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
BONITA URBAN RENEWAL PLAN/INC	900089	900090	2,463,845

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	5,998,220	0	0	0	0	5,998,220	0	5,998,220
Taxable	0	2,779,743	0	0	0	0	2,779,743	0	2,779,743
Homestead Credits									0

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

TIF Revenue:	90,000
TIF Sp. Revenue Fund Interest:	2,162
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	92,162

Rebate Expenditures:	51,260
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	51,260

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **40,902** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For BONITA URBAN RENEWAL PLAN

Bonita St Apartments

Description:	108 Multi-family Housing Units
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For BONITA URBAN RENEWAL PLAN

HCI52501 Investments LLC

Debt/Obligation Type:	Rebates
Principal:	1,750,000
Interest:	0
Total:	1,750,000
Annual Appropriation?:	Yes
Date Incurred:	11/07/2017
FY of Last Payment:	2030

Rebates For BONITA URBAN RENEWAL PLAN

Bonita St Apartments

TIF Expenditure Amount:	51,260
Rebate Paid To:	HCI52501 Investments LLC
Tied To Debt:	HCI52501 Investments LLC
Tied To Project:	Bonita St Apartments
Projected Final FY of Rebate:	2044

Income Housing For BONITA URBAN RENEWAL PLAN

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

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TIF Taxing District Data Collection

Local Government Name: OTTUMWA (90G868)
 Urban Renewal Area: BONITA URBAN RENEWAL PLAN (90089)
 TIF Taxing District Name: BONITA URBAN RENEWAL PLAN/INC
 TIF Taxing District Inc. Number: 900090
 TIF Taxing District Base Year: 0
 FY TIF Revenue First Received: 2025
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2021

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	5,998,220	0	0	0	0	5,998,220	0	5,998,220
Taxable	0	2,779,743	0	0	0	0	2,779,743	0	2,779,743
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	142,860	2,779,743	2,463,845	315,898	11,982

FY 2025 TIF Revenue Received: 90,000