

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: KALONA
 Local Government Number: 92G885

Active Urban Renewal Areas

KALONA URBAN RENEWAL

**U.R. # of Tif Taxing
 # Districts**
 92002 4

TIF Debt Outstanding: 381,477

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	57,474	71,276	Amount of 07-01-2024 Cash Balance Restricted for LMI
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TIF Revenue:	324,003		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	324,003		

Rebate Expenditures:	207,130		
Non-Rebate Expenditures:	141,439		
Returned to County Treasurer:	0		
Total Expenditures:	348,569		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	32,908	49,239	Amount of 06-30-2025 Cash Balance Restricted for LMI
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Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 0

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Urban Renewal Area Data Collection

Local Government Name: KALONA (92G885)
 Urban Renewal Area: KALONA URBAN RENEWAL
 UR Area Number: 92002

UR Area Creation Date: 11/1992

Kalona Mission Statement To implement urban renewal projects, consistent with community values that: * Improve the community's physical presence within each project. * Promote each project's desired character, and * Contribute to economic stability.

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
KALONA CITY AG/MID PRAIRIE SCH/KALONA 92 UR TIF INCREM	920085	920086	0
KALONA CITY AG/MID PRAIRIE SCH/KALONA 95 #1&2 UR TIF INCREM	920087	920088	0
KALONA CITY/MID PRAIRIE SCH/KALONA 95 #1&2 UR TIF INCREM	920089	920090	0
KALONA CITY/MID PRAIRIE SCH/KALONA UR TIF INCREM	920091	920092	11,077,871

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	129,131,281	11,324,419	3,566,100	0	-144,000	143,286,300	0	143,286,300
Taxable	0	59,843,081	7,878,627	2,947,549	0	-144,000	69,933,757	0	69,933,757
Homestead Credits									392

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **57,474** **71,276** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	324,003
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	324,003

Rebate Expenditures:	207,130
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Total Expenditures:	348,569

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **32,908** **49,239** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For KALONA URBAN RENEWAL

YM Developers LLC - Valley View

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

Student Built House- C Ave

Description:	Student Built House - 313 & 315 C Ave
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	Yes

North Ridge Utilities-Reimbursement

Description:	Water/Sewer/Lift Station - Reimbursement
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	No
Payments Complete:	No

Misc Projects

Description:	Misc Projects
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

North Ridge-Subdivision

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

Debts/Obligations For KALONA URBAN RENEWAL

YM Developers LLC - Valley View

Debt/Obligation Type:	Rebates
Principal:	76,900
Interest:	0
Total:	76,900
Annual Appropriation?:	No
Date Incurred:	11/18/2019
FY of Last Payment:	2028

North Ridge-Utilities Reimbursement

Debt/Obligation Type:	Internal Loans
Principal:	100,000
Interest:	0
Total:	100,000
Annual Appropriation?:	No
Date Incurred:	11/21/2022
FY of Last Payment:	2034

Misc Projects

Debt/Obligation Type:	Other Debt
Principal:	74,347
Interest:	0
Total:	74,347
Annual Appropriation?:	No
Date Incurred:	06/30/2024
FY of Last Payment:	2030

North Ridge-Subdivision

Debt/Obligation Type:	Other Debt
Principal:	130,230
Interest:	0
Total:	130,230
Annual Appropriation?:	No
Date Incurred:	11/20/2023
FY of Last Payment:	2035

Non-Rebates For KALONA URBAN RENEWAL

TIF Expenditure Amount:	100,000
Tied To Debt:	North Ridge-Utilities Reimbursement
Tied To Project:	North Ridge Utilities- Reimbursement

TIF Expenditure Amount:	41,439
Tied To Debt:	Misc Projects
Tied To Project:	Misc Projects

Rebates For KALONA URBAN RENEWAL

12th Street Subdivision

TIF Expenditure Amount:	76,900
Rebate Paid To:	YM Developers LLC
Tied To Debt:	YM Developers LLC - Valley View
Tied To Project:	YM Developers LLC - Valley View
Projected Final FY of Rebate:	2028

North Ridge Subdivision

TIF Expenditure Amount:	130,230
Rebate Paid To:	CJ Moyna
Tied To Debt:	North Ridge-Subdivision
Tied To Project:	North Ridge-Subdivision
Projected Final FY of Rebate:	2035

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TIF Taxing District Data Collection

Local Government Name: KALONA (92G885)
 Urban Renewal Area: KALONA URBAN RENEWAL (92002)
 TIF Taxing District Name: KALONA CITY AG/MID PRAIRIE SCH/KALONA 92 UR TIF INCREM
 TIF Taxing District Inc. Number: 920086
 TIF Taxing District Base Year: 1991
 FY TIF Revenue First Received: 1994
 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	565,984	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: KALONA (92G885)
 Urban Renewal Area: KALONA URBAN RENEWAL (92002)
 TIF Taxing District Name: KALONA CITY AG/MID PRAIRIE SCH/KALONA 95 #1&2 UR TIF INCREM
 TIF Taxing District Inc. Number: 920088
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 1994
 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	33,949	0	0	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: KALONA (92G885)
 Urban Renewal Area: KALONA URBAN RENEWAL (92002)
 TIF Taxing District Name: KALONA CITY/MID PRAIRIE SCH/KALONA 95 #1&2 UR TIF INCREM
 TIF Taxing District Inc. Number: 920090
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 1994
 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	11,400	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: KALONA (92G885)
 Urban Renewal Area: KALONA URBAN RENEWAL (92002)
 TIF Taxing District Name: KALONA CITY/MID PRAIRIE SCH/KALONA UR TIF INCREM
 TIF Taxing District Inc. Number: 920092
 TIF Taxing District Base Year: 1991
 FY TIF Revenue First Received: 1994
 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	129,131,281	11,324,419	3,566,100	0	-144,000	143,286,300	0	143,286,300
Taxable	0	59,843,081	7,878,627	2,947,549	0	-144,000	69,933,757	0	69,933,757
Homestead Credits									392

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	18,578,786	69,933,757	11,077,871	58,855,886	1,735,605

FY 2025 TIF Revenue Received: 324,003