

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: GOWRIE
 Local Government Number: 94G905

Active Urban Renewal Areas

GOWRIE URBAN RENEWAL AREA

**U.R. # of Tif Taxing
 # Districts**
 94010 5

TIF Debt Outstanding: 168,300

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	27,437	7,382	Amount of 07-01-2024 Cash Balance Restricted for LMI
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TIF Revenue:	91,577		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	91,577		

Rebate Expenditures:	0		
Non-Rebate Expenditures:	27,400		
Returned to County Treasurer:	0		
Total Expenditures:	27,400		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	91,614	15,562	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: 49,286

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: GOWRIE (94G905)
 Urban Renewal Area: GOWRIE URBAN RENEWAL AREA
 UR Area Number: 94010

UR Area Creation Date: 07/2016

UR Area Purpose: To provide public support to local contractors participating in new construction projects in the Urban Renewal Area.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
GOWRIE CITY/SOUTHEAST VALLEY (PRAIRIE VALLEY) SCH/TFGW1 GOWRIE CASEYS TIF INCREM	940272	940273	759,058
GOWRIE CITY/SOUTHEAST VALLEY (PRAIRIE VALLEY) SCH/TFGW2 TUCKER TIF INCREM	940316	940317	155,645
GOWRIE CITY/SOUTHEAST VALLEY (PRAIRIE VALLEY) SCH/TFGW3 COTTINGTON & BRANDES TIF INCREM	940322	940323	166,806
GOWRIE CITY/SOUTHEAST VALLEY (PRAIRIE VALLEY) SCH/TFGW4 TIF INCREM	940338	940339	1,822,136
GOWRIE CITY/SOUTHEAST VALLEY (PRAIRIE VALLEY) SCH/TFGW5 TIF INCREM	940340	940341	292,529

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	1,334,040	3,086,280	0	0	0	4,417,070	0	4,417,070
Taxable	0	618,230	2,581,194	0	0	0	3,196,174	0	3,196,174
Homestead Credits									4

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	27,437	7,382	Amount of 07-01-2024 Cash Balance Restricted for LMI
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Projects For GOWRIE URBAN RENEWAL AREA

Professional Services

Description:	attorney fees
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	Yes

Misc. Expense

Description:	advertising
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

Loan Payment

Description:	transfer out payment
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

Other Contractual Service

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

2022 Loan

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

Debts/Obligations For GOWRIE URBAN RENEWAL AREA

2016 Advance

Debt/Obligation Type:	Internal Loans
Principal:	60,000
Interest:	1,200
Total:	61,200
Annual Appropriation?:	Yes
Date Incurred:	01/01/2017
FY of Last Payment:	2027

2022 Advance

Debt/Obligation Type:	Internal Loans
Principal:	90,000
Interest:	17,100
Total:	107,100
Annual Appropriation?:	Yes
Date Incurred:	12/01/2022
FY of Last Payment:	2042

Non-Rebates For GOWRIE URBAN RENEWAL AREA

TIF Expenditure Amount:	0
Tied To Debt:	2022 Advance
Tied To Project:	Professional Services
TIF Expenditure Amount:	0
Tied To Debt:	2016 Advance
Tied To Project:	Misc. Expense
TIF Expenditure Amount:	20,600
Tied To Debt:	2016 Advance
Tied To Project:	Loan Payment
TIF Expenditure Amount:	6,800
Tied To Debt:	2022 Advance
Tied To Project:	2022 Loan

Rebates For GOWRIE URBAN RENEWAL AREA

401 Main Street

TIF Expenditure Amount:	0
Rebate Paid To:	person
Tied To Debt:	2016 Advance
Tied To Project:	Other Contractual Service
Projected Final FY of Rebate:	2020

901 1/2 Walnut

TIF Expenditure Amount:	0
Rebate Paid To:	person
Tied To Debt:	2016 Advance
Tied To Project:	Other Contractual Service
Projected Final FY of Rebate:	2021

812 Pleasant

TIF Expenditure Amount:	0
Rebate Paid To:	person
Tied To Debt:	2016 Advance
Tied To Project:	Other Contractual Service
Projected Final FY of Rebate:	2023

906 Sunrise Drive

TIF Expenditure Amount:	0
Rebate Paid To:	person
Tied To Debt:	2016 Advance
Tied To Project:	Other Contractual Service
Projected Final FY of Rebate:	2022

403 Main Street

TIF Expenditure Amount:	0
Rebate Paid To:	person
Tied To Debt:	2016 Advance
Tied To Project:	Other Contractual Service
Projected Final FY of Rebate:	2023

Income Housing For GOWRIE 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
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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:	GOWRIE (94G905)									
Urban Renewal Area:	GOWRIE URBAN RENEWAL AREA (94010)									
TIF Taxing District Name:	GOWRIE CITY/SOUTHEAST VALLEY (PRAIRIE VALLEY) SCH/TFGW1 GOWRIE CASEYS TIF INCREM									
TIF Taxing District Inc. Number:	940273									
TIF Taxing District Base Year:	2015	<table border="1"> <thead> <tr> <th colspan="2">UR Designation</th> </tr> </thead> <tbody> <tr> <td>Slum</td> <td>No</td> </tr> <tr> <td>Blighted</td> <td>No</td> </tr> <tr> <td>Economic Development</td> <td>No</td> </tr> </tbody> </table>	UR Designation		Slum	No	Blighted	No	Economic Development	No
UR Designation										
Slum	No									
Blighted	No									
Economic Development	No									
FY TIF Revenue First Received:	2017									
Subject to a Statutory end date?	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	916,160	0	0	0	916,160	0	916,160
Taxable	0	0	759,058	0	0	0	759,058	0	759,058
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	80,020	759,058	759,058	0	0

FY 2025 TIF Revenue Received: 21,793

TIF Taxing District Data Collection

Local Government Name:	GOWRIE (94G905)									
Urban Renewal Area:	GOWRIE URBAN RENEWAL AREA (94010)									
TIF Taxing District Name:	GOWRIE CITY/SOUTHEAST VALLEY (PRAIRIE VALLEY) SCH/TFGW2 TUCKER TIF INCREM									
TIF Taxing District Inc. Number:	940317									
TIF Taxing District Base Year:	2018	<table border="1"> <thead> <tr> <th colspan="2">UR Designation</th> </tr> </thead> <tbody> <tr> <td>Slum</td> <td>No</td> </tr> <tr> <td>Blighted</td> <td>No</td> </tr> <tr> <td>Economic Development</td> <td>10/2018</td> </tr> </tbody> </table>	UR Designation		Slum	No	Blighted	No	Economic Development	10/2018
UR Designation										
Slum	No									
Blighted	No									
Economic Development	10/2018									
FY TIF Revenue First Received:	2020									
Subject to a Statutory end date?	Yes									
Fiscal year this TIF Taxing District statutorily ends:	2040									

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	342,870	0	0	0	0	339,620	0	339,620
Taxable	0	158,895	0	0	0	0	155,645	0	155,645
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	13,100	155,645	155,645	0	0

FY 2025 TIF Revenue Received: 4,451

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: GOWRIE (94G905)
 Urban Renewal Area: GOWRIE URBAN RENEWAL AREA (94010)
 TIF Taxing District Name: GOWRIE CITY/SOUTHEAST VALLEY (PRAIRIE VALLEY) SCH/TFGW3
 COTTINGTON & BRANDES TIF INCREM
 TIF Taxing District Inc. Number: 940323
 TIF Taxing District Base Year: 2019
 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	03/2020

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	359,940	0	0	0	0	359,940	0	359,940
Taxable	0	166,806	0	0	0	0	166,806	0	166,806
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	8,460	166,806	166,806	0	0

FY 2025 TIF Revenue Received: 4,771

TIF Taxing District Data Collection

Local Government Name: GOWRIE (94G905)
 Urban Renewal Area: GOWRIE URBAN RENEWAL AREA (94010)
 TIF Taxing District Name: GOWRIE CITY/SOUTHEAST VALLEY (PRAIRIE VALLEY) SCH/TFGW4 TIF
 INCREM
 TIF Taxing District Inc. Number: 940339
 TIF Taxing District Base Year: 2017
 FY TIF Revenue First Received: 2023
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 statutorily ends: 2043

UR Designation	
Slum	No
Blighted	No
Economic Development	03/2020

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	2,170,120	0	0	0	2,170,120	0	2,170,120
Taxable	0	0	1,822,136	0	0	0	1,822,136	0	1,822,136
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	55,240	1,822,136	1,822,136	0	0

FY 2025 TIF Revenue Received: 52,195

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: GOWRIE (94G905)
 Urban Renewal Area: GOWRIE URBAN RENEWAL AREA (94010)
 TIF Taxing District Name: GOWRIE CITY/SOUTHEAST VALLEY (PRAIRIE VALLEY) SCH/TFGW5 TIF INCREM
 TIF Taxing District Inc. Number: 940341
 TIF Taxing District Base Year: 0
 FY TIF Revenue First Received: 2025
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2035

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2022

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	631,230	0	0	0	0	631,230	0	631,230
Taxable	0	292,529	0	0	0	0	292,529	0	292,529
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	74,530	292,529	292,529	0	0

FY 2025 TIF Revenue Received: 8,367