

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: SIOUX CITY
 Local Government Number: 97G938

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
SIOUX CITY OLD TOWN URBAN RENEWAL	97001	3
SIOUX CITY CBD EAST & WEST URBAN RENEWAL	97002	6
SIOUX CITY CBD NORTH URBAN RENEWAL	97003	2
SIOUX CITY FLOYD VALLEY URBAN RENEWAL	97004	2
SIOUX CITY RIVERFRONT URBAN RENEWAL	97005	2
SIOUX CITY DONNER PARK URBAN RENEWAL	97007	26
SIOUX CITY TETON URBAN RENEWAL	97008	2
SIOUX CITY HIGHLAND PARK URBAN RENEWAL	97009	2
SIOUX CITY HOEVEN URBAN RENEWAL	97022	2

TIF Debt Outstanding: 80,949,638

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	7,269,795	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
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TIF Revenue:	17,635,215
TIF Sp. Revenue Fund Interest:	193,025
Property Tax Replacement Claims	412,350
Asset Sales & Loan Repayments:	3,119,309
Total Revenue:	21,359,899

Rebate Expenditures:	2,898,538
Non-Rebate Expenditures:	15,156,209
Returned to County Treasurer:	0
Total Expenditures:	18,054,747

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	10,574,947	0	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: 52,319,944

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Urban Renewal Area Data Collection

Local Government Name: SIOUX CITY (97G938)
 Urban Renewal Area: SIOUX CITY OLD TOWN URBAN RENEWAL
 UR Area Number: 97001

 UR Area Creation Date: 08/1987

 Combined Old Town East
 Conservation Area into Combined
 UR Area Purpose: CBD Urban Renewal Area

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
SIOUX CITY CITY/SIOUX CITY SCH/OLD TOWN EAST TIF - INCR	970117	970118	435,484
SIOUX CITY CITY/SIOUX CITY SCH/OLDTOWNEAST TIF - INCR/SSMID3	970221	970222	27,640,197
SIOUX CITY OLD TOWN EAST MAIN STREET LL INC	970310	970311	2,129,912

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	6,108,218	42,417,832	598,200	0	0	49,114,500	0	49,114,500
Taxable	0	2,830,719	35,293,888	472,894	0	0	38,587,751	0	38,587,751
Homestead Credits									8

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **84,422** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	966,793
TIF Sp. Revenue Fund Interest:	9,116
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	319,154
Total Revenue:	1,295,063

Rebate Expenditures:	357,857
Non-Rebate Expenditures:	113,134
Returned to County Treasurer:	0
Total Expenditures:	470,991

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **908,494** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For SIOUX CITY OLD TOWN URBAN RENEWAL

663-128

Description:	IA State School of Architect
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

663-129

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

663-359

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

CBD Old Town TIF Admin

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

Sioux City Hotel

Description:	Convention Center Hotel Tax Rebates
Classification:	Commercial - hotels and conference centers
Physically Complete:	No
Payments Complete:	No

663-370

Description:	Community Signage Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	No
Payments Complete:	No

728-012

Description:	Annual Parking Ramp
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Main Street

Description:	Main Street
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

Hard Rock Operating Share

Description:	Hard Rock Operating Share
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

663-301

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

663-197

Description:	Downtown Development
Classification:	Acquisition of property
Physically Complete:	No
Payments Complete:	No

Martin Building

Description:	Martin Building
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	No
Payments Complete:	No

758-201

Description:	Skywalk
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Skywalk Maintenance

Description:	Skywalk Maintenance
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

Merge

Description:	Merge, rebates
Classification:	Commercial - hotels and conference centers
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For SIOUX CITY OLD TOWN URBAN RENEWAL

CBD Old Town TIF Admin

Debt/Obligation Type:	Internal Loans
Principal:	1,819,293
Interest:	0
Total:	1,819,293
Annual Appropriation?:	Yes
Date Incurred:	07/01/2015
FY of Last Payment:	2039

Kinseth Hotel

Debt/Obligation Type:	Rebates
Principal:	2,580,000
Interest:	0
Total:	2,580,000
Annual Appropriation?:	Yes
Date Incurred:	07/01/2017
FY of Last Payment:	2032

728-012

Debt/Obligation Type:	Internal Loans
Principal:	100,000
Interest:	0
Total:	100,000
Annual Appropriation?:	Yes
Date Incurred:	07/01/2024
FY of Last Payment:	2025

Merge

Debt/Obligation Type:	Rebates
Principal:	1,529,674
Interest:	0
Total:	1,529,674
Annual Appropriation?:	Yes
Date Incurred:	07/01/2023
FY of Last Payment:	2033

Non-Rebates For SIOUX CITY OLD TOWN URBAN RENEWAL

TIF Expenditure Amount:	13,134
Tied To Debt:	CBD Old Town TIF Admin
Tied To Project:	CBD Old Town TIF Admin
TIF Expenditure Amount:	100,000
Tied To Debt:	728-012
Tied To Project:	728-012
TIF Expenditure Amount:	0
Tied To Project:	Hard Rock Operating Share
TIF Expenditure Amount:	0
Tied To Project:	663-301
TIF Expenditure Amount:	0
Tied To Project:	663-197
TIF Expenditure Amount:	0
Tied To Project:	Martin Building

Rebates For SIOUX CITY OLD TOWN URBAN RENEWAL

900 4th St

TIF Expenditure Amount:	216,893
Rebate Paid To:	Kinseth
Tied To Debt:	Kinseth Hotel
Tied To Project:	Sioux City Hotel
Projected Final FY of Rebate:	2032

1220 4th St

TIF Expenditure Amount:	140,964
Rebate Paid To:	Merge
Tied To Debt:	Merge
Tied To Project:	Merge
Projected Final FY of Rebate:	2033

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: SIOUX CITY (97G938)
 Urban Renewal Area: SIOUX CITY OLD TOWN URBAN RENEWAL (97001)
 TIF Taxing District Name: SIOUX CITY CITY/SIOUX CITY SCH/OLD TOWN EAST TIF - INCR
 TIF Taxing District Inc. Number: 970118
 TIF Taxing District Base Year: 1983
 FY TIF Revenue First Received: 1988
 Subject to a Statutory end date? No

UR Designation	
Slum	08/1987
Blighted	08/1987
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	3,250,850	598,200	0	0	3,849,050	0	3,849,050
Taxable	0	0	2,561,285	472,894	0	0	3,034,179	0	3,034,179
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	3,328,964	520,086	435,484	84,602	2,731

FY 2025 TIF Revenue Received: 14,003

TIF Taxing District Data Collection

Local Government Name: SIOUX CITY (97G938)
 Urban Renewal Area: SIOUX CITY OLD TOWN URBAN RENEWAL (97001)
 TIF Taxing District Name: SIOUX CITY CITY/SIOUX CITY SCH/OLDTOWNEAST TIF - INCR/SSMID3
 TIF Taxing District Inc. Number: 970222
 TIF Taxing District Base Year: 1986
 FY TIF Revenue First Received: 1988
 Subject to a Statutory end date? No

UR Designation	
Slum	08/1987
Blighted	08/1987
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	598,318	39,166,982	0	0	0	39,765,300	0	39,765,300
Taxable	0	277,277	32,732,603	0	0	0	33,009,880	0	33,009,880
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	33,009,880	27,640,197	5,369,683	185,410

FY 2025 TIF Revenue Received: 952,790

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TIF Taxing District Data Collection

Local Government Name: SIOUX CITY (97G938)
 Urban Renewal Area: SIOUX CITY OLD TOWN URBAN RENEWAL (97001)
 TIF Taxing District Name: SIOUX CITY OLD TOWN EAST MAIN STREET LL INC
 TIF Taxing District Inc. Number: 970311
 TIF Taxing District Base Year: 1986
 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	5,509,900	0	0	0	0	5,500,150	0	5,500,150
Taxable	0	2,553,442	0	0	0	0	2,543,692	0	2,543,692
Homestead Credits									8

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	2,543,692	2,129,912	413,780	13,356

FY 2025 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: SIOUX CITY (97G938)
 Urban Renewal Area: SIOUX CITY CBD EAST & WEST URBAN RENEWAL
 UR Area Number: 97002

UR Area Creation Date: 04/1967

Determined the existence of a slum and blighted area within the City of Sioux City. Overcrowding of structures on the land. Inadequate street layout. Obsolete structures not suitable for improvements or conversion. Structures in mixed land use.

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
SIOUX CITY CITY/SIOUX CITY SCH/CBDG E&W TIF - INCR/SSMID	970176	970177	76,576,528
SIOUX CITY/SIOUX CITY SCH/PARKWAY - TIF INCR	970276	970277	21,904,162
SIOUX CITY/SIOUX CITY SCH/CBD N EXTENSION - TIF INCR	970278	970279	2,095,325
SIOUX CITY/SIOUX CITY SCH/TRI-VIEW RIVER - TIF INCR	970280	970281	21,530,822
SIOUX CITY EAST & WEST MAIN ST LL/RES INC	970304	970305	1,271,877
SIOUX CITY EAST & WEST PARTIAL MAIN ST LL/RED INC	970306	970307	378,028

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	36,022,690	166,815,030	6,941,700	0	-40,000	209,716,670	0	209,716,670
Taxable	0	16,693,928	140,377,007	5,769,529	0	-40,000	162,777,714	0	162,777,714
Homestead Credits									104

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	362,131	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
TIF Revenue:	4,147,113		
TIF Sp. Revenue Fund Interest:	39,102		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	1,261,789		
Total Revenue:	5,448,004		
Rebate Expenditures:	28,599		
Non-Rebate Expenditures:	2,819,840		
Returned to County Treasurer:	0		
Total Expenditures:	2,848,439		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	2,961,696	0	Amount of 06-30-2025 Cash Balance Restricted for LMI
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Projects For SIOUX CITY CBD EAST & WEST URBAN RENEWAL

719-157

Description:	4th Street - Jones/Virginia*
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

663-136

Description:	Northwest Reservation Center*
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

719-100

Description:	Open 4th Street Plaza/Parking*
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

663-140

Description:	Senior Center Relocation*
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

663-141

Description:	Clocktower on Water Street*
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

663-131

Description:	Badgerow Building Redevelopment*
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

719-001

Description:	Ann CBD Infrastructor Improvement*
Classification:	Commercial - office properties
Physically Complete:	No
Payments Complete:	No

663-144

Description:	Palmer Candy Company*
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

663-040

Description:	Martin Building Renovation*
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Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

663-370

Description:	Comm & Business Signage*
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

719-014

Description:	Rail Crossing Imp-Downtown*
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

889-010

Description:	Museum Building Refurbish*
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

663-189

Description:	Redevelopment Scotland Building*
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

758-201

Description:	Skywalk Capital Maintenance
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

663-300

Description:	Downtown Development*
Classification:	Commercial - hotels and conference centers
Physically Complete:	No
Payments Complete:	No

TIF Admin

Description:	TIF Admin
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

Main Street

Description:	Main Street
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

663-196

Description:	Downtown Bldg Areaway Improvements*
Classification:	Roads, Bridges & Utilities

Physically Complete:	No
Payments Complete:	No

Stoney Creek Inn

Description:	Stoney Creek Inn*
Classification:	Commercial - hotels and conference centers
Physically Complete:	Yes
Payments Complete:	Yes

663-242

Description:	507 7th St Brad Cummings
Classification:	Commercial - office properties
Physically Complete:	No
Payments Complete:	No

663-239

Description:	Reinvestment Distr CC Hotel
Classification:	Commercial - hotels and conference centers
Physically Complete:	No
Payments Complete:	No

Bomgaar

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

663-306

Description:	Martin Building Renovation
Classification:	Commercial - office properties
Physically Complete:	No
Payments Complete:	No

Floyd TIF

Description:	Floyd TIF
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

663-370

Description:	Community Signage Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	No
Payments Complete:	No

Hard Rock

Description:	Hard Rock
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

663-301

Description:	Downtown Facade
Classification:	Commercial - office properties

Physically Complete:	No
Payments Complete:	No

663-197

Description:	Downtown Development
Classification:	Acquisition of property
Physically Complete:	No
Payments Complete:	No

Martin Building

Description:	Operating expense
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

663-306

Description:	CBD Slum & Blight
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

Skywalk Maintenance

Description:	Sklywalk Maintenance
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

Merge

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

J Development - 413 Pierce St

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

728-012

Description:	Annual Parking Ramp Repairs
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

101 West Third, LLC

Description:	Rebates
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For SIOUX CITY CBD EAST & WEST URBAN RENEWAL

Skywalk CIP

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	07/01/2011
FY of Last Payment:	2033

911-171

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	10,525,000
Interest:	2,115,202
Total:	12,640,202
Annual Appropriation?:	Yes
Date Incurred:	04/01/2013
FY of Last Payment:	2033

CBD E/W TIF Admin

Debt/Obligation Type:	Internal Loans
Principal:	1,819,293
Interest:	0
Total:	1,819,293
Annual Appropriation?:	No
Date Incurred:	07/01/2015
FY of Last Payment:	2033

Main Street

Debt/Obligation Type:	Internal Loans
Principal:	330,200
Interest:	0
Total:	330,200
Annual Appropriation?:	No
Date Incurred:	07/01/2000
FY of Last Payment:	2025

911-175

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	8,858
Interest:	88
Total:	8,946
Annual Appropriation?:	Yes
Date Incurred:	06/01/2015
FY of Last Payment:	2025

911-180

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	231,974
Interest:	12,792
Total:	244,766
Annual Appropriation?:	Yes
Date Incurred:	06/01/2017

FY of Last Payment: 2027

911-188

Debt/Obligation Type: Gen. Obligation Bonds/Notes
Principal: 50,710
Interest: 3,054
Total: 53,764
Annual Appropriation?: Yes
Date Incurred: 06/01/2020
FY of Last Payment: 2030

Hard Rock

Debt/Obligation Type: Internal Loans
Principal: 15,561
Interest: 0
Total: 15,561
Annual Appropriation?: Yes
Date Incurred: 07/01/2020
FY of Last Payment: 2025

911-193

Debt/Obligation Type: Gen. Obligation Bonds/Notes
Principal: 35,454
Interest: 5,404
Total: 40,858
Annual Appropriation?: Yes
Date Incurred: 06/01/2022
FY of Last Payment: 2032

911-194

Debt/Obligation Type: Gen. Obligation Bonds/Notes
Principal: 205,850
Interest: 33,979
Total: 239,829
Annual Appropriation?: Yes
Date Incurred: 06/01/2022
FY of Last Payment: 2032

Martin Building - Operating

Debt/Obligation Type: Other Debt
Principal: 3,301
Interest: 0
Total: 3,301
Annual Appropriation?: Yes
Date Incurred: 07/01/2023
FY of Last Payment: 2025

911-195

Debt/Obligation Type: Gen. Obligation Bonds/Notes
Principal: 164,601
Interest: 34,858
Total: 199,459
Annual Appropriation?: Yes
Date Incurred: 07/01/2023
FY of Last Payment: 2033

Skywalk Maintenance

Debt/Obligation Type: Other Debt

Principal:	242,330
Interest:	0
Total:	242,330
Annual Appropriation?:	Yes
Date Incurred:	07/01/2013
FY of Last Payment:	2025

Merge

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	07/01/2023
FY of Last Payment:	2029

J Development - 413 Pierce St

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	07/01/2023
FY of Last Payment:	2033

728-012

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	07/01/2023
FY of Last Payment:	2023

663-306

Debt/Obligation Type:	Internal Loans
Principal:	250,000
Interest:	0
Total:	250,000
Annual Appropriation?:	No
Date Incurred:	07/01/2024
FY of Last Payment:	2025

911-198

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	650,000
Interest:	181,480
Total:	831,480
Annual Appropriation?:	No
Date Incurred:	07/01/2024
FY of Last Payment:	2034

101 West Third St

Debt/Obligation Type:	Rebates
Principal:	217,452
Interest:	0
Total:	217,452
Annual Appropriation?:	Yes
Date Incurred:	07/01/2024

FY of Last Payment:

2033

Non-Rebates For SIOUX CITY CBD EAST & WEST URBAN RENEWAL

TIF Expenditure Amount:	142,330
Tied To Debt:	Skywalk CIP
Tied To Project:	719-001
TIF Expenditure Amount:	56,341
Tied To Debt:	CBD E/W TIF Admin
Tied To Project:	TIF Admin
TIF Expenditure Amount:	1,578,702
Tied To Debt:	911-171
Tied To Project:	663-300
TIF Expenditure Amount:	333,200
Tied To Debt:	Main Street
Tied To Project:	Main Street
TIF Expenditure Amount:	8,947
Tied To Debt:	911-175
Tied To Project:	663-196
TIF Expenditure Amount:	83,595
Tied To Debt:	911-180
Tied To Project:	663-239
TIF Expenditure Amount:	8,963
Tied To Debt:	911-188
Tied To Project:	663-306
TIF Expenditure Amount:	15,561
Tied To Debt:	Hard Rock
Tied To Project:	Hard Rock
TIF Expenditure Amount:	3,301
Tied To Debt:	Martin Building - Operating
Tied To Project:	Martin Building
TIF Expenditure Amount:	5,085
Tied To Debt:	911-193
Tied To Project:	719-001
TIF Expenditure Amount:	30,163
Tied To Debt:	911-194
Tied To Project:	663-306
TIF Expenditure Amount:	12,605
Tied To Debt:	911-195
Tied To Project:	663-306
TIF Expenditure Amount:	9,075
Tied To Debt:	911-195
Tied To Project:	719-001
TIF Expenditure Amount:	100,000
Tied To Debt:	Skywalk Maintenance
Tied To Project:	Skywalk Maintenance
TIF Expenditure Amount:	100,000
Tied To Debt:	728-012
Tied To Project:	728-012
TIF Expenditure Amount:	250,000

Tied To Debt:	663-306
Tied To Project:	663-306

TIF Expenditure Amount:	81,972
Tied To Debt:	911-198
Tied To Project:	663-040

Rebates For SIOUX CITY CBD EAST & WEST URBAN RENEWAL

901 4th St

TIF Expenditure Amount: 0
Rebate Paid To: Kinseth
Projected Final FY of Rebate: 2032

1220 4th St

TIF Expenditure Amount: 0
Rebate Paid To: Merge
Tied To Debt: Merge
Tied To Project: Merge
Projected Final FY of Rebate: 2033

413 Pierce St

TIF Expenditure Amount: 0
Rebate Paid To: J Development
Tied To Debt: J Development - 413 Pierce St
Tied To Project: J Development - 413 Pierce St
Projected Final FY of Rebate: 2029

101 West Third St

TIF Expenditure Amount: 28,599
Rebate Paid To: 101 West Third St, LLC
Tied To Debt: 101 West Third St
Tied To Project: 101 West Third, LLC
Projected Final FY of Rebate: 2033

Jobs For SIOUX CITY CBD EAST & WEST URBAN RENEWAL

Project:	Stoney Creek Inn
Company Name:	Stoney Creek
Date Agreement Began:	12/01/2008
Date Agreement Ends:	12/01/2018
Number of Jobs Created or Retained:	50
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	9,000,000
Total Estimated Cost of Public Infrastructure:	705,000

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TIF Taxing District Data Collection

Local Government Name: SIOUX CITY (97G938)
 Urban Renewal Area: SIOUX CITY CBD EAST & WEST URBAN RENEWAL (97002)
 TIF Taxing District Name: SIOUX CITY CITY/SIOUX CITY SCH/CBDG E&W TIF - INCR/SSMID
 TIF Taxing District Inc. Number: 970177
 TIF Taxing District Base Year: 1971
 FY TIF Revenue First Received: 1973
 Subject to a Statutory end date? No

UR Designation	
Slum	04/1967
Blighted	04/1967
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	2,962,119	110,305,701	0	0	0	113,267,820	0	113,267,820
Taxable	0	1,372,729	96,154,296	0	0	0	97,527,025	0	97,527,025
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	21,814,711	91,453,109	76,576,528	14,876,581	513,673

FY 2025 TIF Revenue Received: 2,636,092

TIF Taxing District Data Collection

Local Government Name: SIOUX CITY (97G938)
 Urban Renewal Area: SIOUX CITY CBD EAST & WEST URBAN RENEWAL (97002)
 TIF Taxing District Name: SIOUX CITY/SIOUX CITY SCH/PARKWAY - TIF INCR
 TIF Taxing District Inc. Number: 970277
 TIF Taxing District Base Year: 2013
 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	28,793,071	27,750,329	2,916,600	0	-36,000	59,404,500	0	59,404,500
Taxable	0	13,343,516	19,371,577	2,404,646	0	-36,000	35,064,239	0	35,064,239
Homestead Credits									94

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	33,300,500	26,140,000	21,904,162	4,235,838	136,728

FY 2025 TIF Revenue Received: 694,414

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TIF Taxing District Data Collection

Local Government Name: SIOUX CITY (97G938)
 Urban Renewal Area: SIOUX CITY CBD EAST & WEST URBAN RENEWAL (97002)
 TIF Taxing District Name: SIOUX CITY/SIOUX CITY SCH/CBD N EXTENSION - TIF INCR
 TIF Taxing District Inc. Number: 970279
 TIF Taxing District Base Year: 1900
 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	2,952,000	0	0	0	2,952,000	0	2,952,000
Taxable	0	0	2,502,386	0	0	0	2,502,386	0	2,502,386
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	80,400	2,502,386	2,095,325	407,061	13,140

FY 2025 TIF Revenue Received: 67,631

TIF Taxing District Data Collection

Local Government Name: SIOUX CITY (97G938)
 Urban Renewal Area: SIOUX CITY CBD EAST & WEST URBAN RENEWAL (97002)
 TIF Taxing District Name: SIOUX CITY/SIOUX CITY SCH/TRI-VIEW RIVER - TIF INCR
 TIF Taxing District Inc. Number: 970281
 TIF Taxing District Base Year: 2012
 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	25,807,000	4,025,100	0	0	29,832,100	0	29,832,100
Taxable	0	0	22,348,748	3,364,883	0	0	25,713,631	0	25,713,631
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,199,344	25,713,631	21,530,822	4,182,809	135,017

FY 2025 TIF Revenue Received: 694,991

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TIF Taxing District Data Collection

Local Government Name: SIOUX CITY (97G938)
 Urban Renewal Area: SIOUX CITY CBD EAST & WEST URBAN RENEWAL (97002)
 TIF Taxing District Name: SIOUX CITY EAST & WEST MAIN ST LL/RES INC
 TIF Taxing District Inc. Number: 970305
 TIF Taxing District Base Year: 1971
 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	3,286,300	0	0	0	-4,000	3,282,300	0	3,282,300
Taxable	0	1,522,965	0	0	0	-4,000	1,518,965	0	1,518,965
Homestead Credits									7

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	1,518,965	1,271,877	247,088	7,976

FY 2025 TIF Revenue Received: 41,783

TIF Taxing District Data Collection

Local Government Name: SIOUX CITY (97G938)
 Urban Renewal Area: SIOUX CITY CBD EAST & WEST URBAN RENEWAL (97002)
 TIF Taxing District Name: SIOUX CITY EAST & WEST PARTIAL MAIN ST LL/RED INC
 TIF Taxing District Inc. Number: 970307
 TIF Taxing District Base Year: 1985
 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	981,200	0	0	0	0	977,950	0	977,950
Taxable	0	454,718	0	0	0	0	451,468	0	451,468
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	451,468	378,028	73,440	2,371

FY 2025 TIF Revenue Received: 12,202

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Urban Renewal Area Data Collection

Local Government Name: SIOUX CITY (97G938)
 Urban Renewal Area: SIOUX CITY CBD NORTH URBAN RENEWAL
 UR Area Number: 97003

UR Area Creation Date: 10/1985

Determined the existence of a slum and blighted area within the City of Sioux City. Overcrowding of structures on the land. Inadequate street layout. Obsolete structures not suitable for improvements or conversion.

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
SIOUX CITY CITY/SIOUX CITY SCH/CBDG NORTH TIF - INCR/SSMID	970184	970185	25,558,860
SIOUX CITY CBDN MAIN ST B SC LL RES INC	970308	970309	23,205

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	7,030,844	43,510,556	0	0	0	50,541,400	0	50,541,400
Taxable	0	3,258,290	37,397,918	0	0	0	40,656,208	0	40,656,208
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **83,028** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	950,831
TIF Sp. Revenue Fund Interest:	8,965
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	289,297
Total Revenue:	1,249,093

Rebate Expenditures:	871,909
Non-Rebate Expenditures:	1,179,824
Returned to County Treasurer:	0
Total Expenditures:	2,051,733

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **-719,612** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For SIOUX CITY CBD NORTH URBAN RENEWAL

879-015

Description:	Historic Pearl District
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

889-010

Description:	Museum Building Refurbish
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	No
Payments Complete:	No

GR Equipment

Description:	Hirschbach
Classification:	Commercial - office properties
Physically Complete:	No
Payments Complete:	No

CBD North TIF Admin

Description:	TIF Administration
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

663-233

Description:	Downtown 3rd & Pearl
Classification:	Commercial - office properties
Physically Complete:	No
Payments Complete:	No

663-185

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

Bomgaars

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

Warrior Hotel

Description:	Rebates
Classification:	Commercial - hotels and conference centers
Physically Complete:	No
Payments Complete:	No

J Development

Description:	Rebates
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Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

J Dev 413 Pierce

Description:	Rebates
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

719-356

Description:	Warrior/Davidson Infrastructure
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

663-233

Description:	Downtown 3rd & Pearl
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

663-370

Description:	Community Signage Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	No
Payments Complete:	No

663-309

Description:	Inovation Center
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

663-301

Description:	Downtown Facade
Classification:	Commercial - office properties
Physically Complete:	No
Payments Complete:	No

663-197

Description:	Downtown Development
Classification:	Acquisition of property
Physically Complete:	No
Payments Complete:	No

Luck, LLC

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

S5C, LLC

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

Debts/Obligations For SIOUX CITY CBD NORTH URBAN RENEWAL

911-182

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,068,250
Interest:	92,089
Total:	1,160,339
Annual Appropriation?:	No
Date Incurred:	06/01/2018
FY of Last Payment:	2028

911-175

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	13,287
Interest:	133
Total:	13,420
Annual Appropriation?:	No
Date Incurred:	06/01/2015
FY of Last Payment:	2024

CBD North TIF Admin

Debt/Obligation Type:	Internal Loans
Principal:	12,918
Interest:	0
Total:	12,918
Annual Appropriation?:	Yes
Date Incurred:	07/01/2010
FY of Last Payment:	2025

911-178

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	928,330
Interest:	17,196
Total:	945,526
Annual Appropriation?:	No
Date Incurred:	06/01/2016
FY of Last Payment:	2026

911-180

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	29,996
Interest:	1,654
Total:	31,650
Annual Appropriation?:	No
Date Incurred:	06/01/2017
FY of Last Payment:	2027

J Development 520 Nebraska

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	05/01/2018
FY of Last Payment:	2028

J Development 413 Pierce

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	05/01/2018
FY of Last Payment:	2029

Warrior Hotel

Debt/Obligation Type:	Rebates
Principal:	6,187,500
Interest:	0
Total:	6,187,500
Annual Appropriation?:	No
Date Incurred:	06/01/2018
FY of Last Payment:	2035

911-185

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,012,240
Interest:	87,261
Total:	1,099,501
Annual Appropriation?:	No
Date Incurred:	06/01/2019
FY of Last Payment:	2029

911-192

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	994,997
Interest:	64,526
Total:	1,059,523
Annual Appropriation?:	No
Date Incurred:	07/01/2021
FY of Last Payment:	2031

Luck, LLC

Debt/Obligation Type:	Rebates
Principal:	70,088
Interest:	0
Total:	70,088
Annual Appropriation?:	Yes
Date Incurred:	07/01/2023
FY of Last Payment:	2030

S5C, LLC

Debt/Obligation Type:	Rebates
Principal:	462,912
Interest:	0
Total:	462,912
Annual Appropriation?:	Yes
Date Incurred:	07/01/2024
FY of Last Payment:	2034

Non-Rebates For SIOUX CITY CBD NORTH URBAN RENEWAL

TIF Expenditure Amount:	293,397
Tied To Debt:	911-182
Tied To Project:	719-356
TIF Expenditure Amount:	0
Tied To Project:	879-015
TIF Expenditure Amount:	0
Tied To Debt:	CBD North TIF Admin
Tied To Project:	CBD North TIF Admin
TIF Expenditure Amount:	13,420
Tied To Debt:	911-175
Tied To Project:	879-015
TIF Expenditure Amount:	460,507
Tied To Debt:	911-178
Tied To Project:	663-233
TIF Expenditure Amount:	31,838
Tied To Debt:	911-178
Tied To Project:	879-015
TIF Expenditure Amount:	10,809
Tied To Debt:	911-180
Tied To Project:	879-015
TIF Expenditure Amount:	219,524
Tied To Debt:	911-185
Tied To Project:	663-233
TIF Expenditure Amount:	107,378
Tied To Debt:	911-192
Tied To Project:	719-356
TIF Expenditure Amount:	42,951
Tied To Debt:	911-192
Tied To Project:	663-309

Rebates For SIOUX CITY CBD NORTH URBAN RENEWAL

520 Nebraska

TIF Expenditure Amount:	0
Rebate Paid To:	J Development
Tied To Debt:	J Development 520 Nebraska
Tied To Project:	J Development
Projected Final FY of Rebate:	2028

525 6th St

TIF Expenditure Amount:	867,213
Rebate Paid To:	Warrior Hotel
Tied To Debt:	Warrior Hotel
Tied To Project:	Warrior Hotel
Projected Final FY of Rebate:	2035

515 4th St

TIF Expenditure Amount:	1,898
Rebate Paid To:	Luck, LLC
Tied To Debt:	Luck, LLC
Tied To Project:	Luck, LLC
Projected Final FY of Rebate:	2030

701 Pierce St

TIF Expenditure Amount:	2,798
Rebate Paid To:	S5C, LLC
Tied To Debt:	S5C, LLC
Tied To Project:	S5C, LLC
Projected Final FY of Rebate:	2034

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TIF Taxing District Data Collection

Local Government Name: SIOUX CITY (97G938)
 Urban Renewal Area: SIOUX CITY CBD NORTH URBAN RENEWAL (97003)
 TIF Taxing District Name: SIOUX CITY CITY/SIOUX CITY SCH/CBDG NORTH TIF - INCR/SSMID
 TIF Taxing District Inc. Number: 970185
 TIF Taxing District Base Year: 1985
 FY TIF Revenue First Received: 1987
 Subject to a Statutory end date? No

UR Designation	
Slum	10/1985
Blighted	10/1985
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	6,971,044	43,510,556	0	0	0	50,481,600	0	50,481,600
Taxable	0	3,230,577	37,397,918	0	0	0	40,628,495	0	40,628,495
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	19,957,400	30,524,200	25,558,860	4,965,340	171,448

FY 2025 TIF Revenue Received: 950,831

TIF Taxing District Data Collection

Local Government Name: SIOUX CITY (97G938)
 Urban Renewal Area: SIOUX CITY CBD NORTH URBAN RENEWAL (97003)
 TIF Taxing District Name: SIOUX CITY CBDN MAIN ST B SC LL RES INC
 TIF Taxing District Inc. Number: 970309
 TIF Taxing District Base Year: 1985
 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	59,800	0	0	0	0	59,800	0	59,800
Taxable	0	27,713	0	0	0	0	27,713	0	27,713
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	27,713	23,205	4,508	146

FY 2025 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: SIOUX CITY (97G938)
 Urban Renewal Area: SIOUX CITY FLOYD VALLEY URBAN RENEWAL
 UR Area Number: 97004

UR Area Creation Date: 10/1986

Determined the existence of a slum and blighted area within the City of Sioux City. Repay bonds that will be sold for land acquisition, relocation and street construction costs.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
SIOUX CITY CITY/SIOUX CITY SCH/FLOYD VALLEY TIF - INCR	970125	970126	60,480,907
SIOUX CITY/SIOUX CITY SCH/FLOYD SSMID LL INCR	970312	970313	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	1,100	50,030,800	35,314,400	0	0	85,346,300	0	85,346,300
Taxable	0	510	40,180,765	31,193,602	0	0	71,374,877	0	71,374,877
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **941,582** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	1,941,155
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	44,339
Total Revenue:	1,985,494

Rebate Expenditures:	185,929
Non-Rebate Expenditures:	4,484,532
Returned to County Treasurer:	0
Total Expenditures:	4,670,461

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **-1,743,385** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For SIOUX CITY FLOYD VALLEY URBAN RENEWAL

719-333

Description:	Dace/Cunningham/Leach Alignment*
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

719-338

Description:	Floyd Dace Intersection*
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

549-164

Description:	21st & Clark Storm*
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

663-026

Description:	Home Depot Site Improvements*
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

719-023

Description:	Floyd Valley Interchange*
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

663-146

Description:	Johnson Supply Company*
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

663-122

Description:	Floyd Valley Redevelopment*
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

719-002

Description:	New Stockyards Road*
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

663-202

Description:	KD Station Demo*
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Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

138-005

Description:	Improved Street Lighting*
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

663-187

Description:	I-29 Yards Business Park*
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

663-198

Description:	Outer Drive Floyd Blvd*
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

719-030

Description:	Lafayette St South Dev*
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

879-016

Description:	Yards Streetscaping*
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Floyd Admin

Description:	Floyd Admin
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

Hot Rod Inc

Description:	Hot Rod Inc*
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

663-217

Description:	Thompson Electric, Tec-Corp, Electric Innovations Tax Credit
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

539-003

Description:	Bacon Creek Channel Reconstruction*
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Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

663-226

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

663-238

Description:	Expo Center
Classification:	Commercial - hotels and conference centers
Physically Complete:	No
Payments Complete:	No

663-244

Description:	Multi-Sports Complex Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	No
Payments Complete:	No

Interstate Mechanical

Description:	Interstate Mechanical
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	No
Payments Complete:	No

663-371

Description:	Consumer Supply
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	Yes

719-358

Description:	Bluff St Rd
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

KCB Investments

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

Siouxland Concrete

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

Koskovich & Murphy

Description:	Koskovich & Murphy
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Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

459-321

Description:	Floyd Trail Connector Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	No
Payments Complete:	No

663-122

Description:	Northside Residential Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	No
Payments Complete:	No

663-382

Description:	Floyd Valley Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	No
Payments Complete:	No

SC5, LLC

Description:	SC5, LLC
Classification:	Commercial - office properties
Physically Complete:	No
Payments Complete:	No

663-305

Description:	Northside Industrial Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	No
Payments Complete:	No

663-164

Description:	Business Park Tech Studies
Classification:	Acquisition of property
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For SIOUX CITY FLOYD VALLEY URBAN RENEWAL

Floyd TIF Amin

Debt/Obligation Type:	Internal Loans
Principal:	284,129
Interest:	0
Total:	284,129
Annual Appropriation?:	Yes
Date Incurred:	07/01/2015
FY of Last Payment:	2037

911-182

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	342,013
Interest:	29,458
Total:	371,471
Annual Appropriation?:	Yes
Date Incurred:	06/01/2018
FY of Last Payment:	2028

Interstate Mechanical

Debt/Obligation Type:	Rebates
Principal:	22,982
Interest:	0
Total:	22,982
Annual Appropriation?:	Yes
Date Incurred:	09/20/2018
FY of Last Payment:	2025

911-186

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	619,500
Interest:	44,080
Total:	663,580
Annual Appropriation?:	Yes
Date Incurred:	06/01/2016
FY of Last Payment:	2029

911-191

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	147,180
Interest:	7,313
Total:	154,493
Annual Appropriation?:	Yes
Date Incurred:	06/01/2021
FY of Last Payment:	2031

KCB Investments

Debt/Obligation Type:	Rebates
Principal:	29,366
Interest:	0
Total:	29,366
Annual Appropriation?:	Yes
Date Incurred:	10/29/2019
FY of Last Payment:	2026

Siouxland Concrete

Debt/Obligation Type:	Rebates
Principal:	29,548
Interest:	0
Total:	29,548
Annual Appropriation?:	Yes
Date Incurred:	09/09/2019
FY of Last Payment:	2025

911-189

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	240,286
Interest:	12,014
Total:	252,300
Annual Appropriation?:	Yes
Date Incurred:	11/01/2020
FY of Last Payment:	2025

Expo Center

Debt/Obligation Type:	Other Debt
Principal:	200,000
Interest:	0
Total:	200,000
Annual Appropriation?:	Yes
Date Incurred:	07/01/2024
FY of Last Payment:	2025

Koskovich & Murphy

Debt/Obligation Type:	Rebates
Principal:	88,517
Interest:	0
Total:	88,517
Annual Appropriation?:	Yes
Date Incurred:	07/01/2023
FY of Last Payment:	2027

663-382

Debt/Obligation Type:	Internal Loans
Principal:	2,100,000
Interest:	0
Total:	2,100,000
Annual Appropriation?:	No
Date Incurred:	07/01/2024
FY of Last Payment:	2025

663-305

Debt/Obligation Type:	Internal Loans
Principal:	1,513,260
Interest:	0
Total:	1,513,260
Annual Appropriation?:	No
Date Incurred:	07/01/2025
FY of Last Payment:	2025

911-197

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	934,999
Interest:	215,372

Total:	1,150,371
Annual Appropriation?:	Yes
Date Incurred:	07/01/2024
FY of Last Payment:	2034

663-164

Debt/Obligation Type:	Internal Loans
Principal:	20,000
Interest:	0
Total:	20,000
Annual Appropriation?:	No
Date Incurred:	07/01/2024
FY of Last Payment:	2025

Non-Rebates For SIOUX CITY FLOYD VALLEY URBAN RENEWAL

TIF Expenditure Amount:	235,941
Tied To Debt:	911-189
Tied To Project:	719-333
TIF Expenditure Amount:	19,957
Tied To Debt:	Floyd TIF Amin
Tied To Project:	Floyd Admin
TIF Expenditure Amount:	0
Tied To Project:	879-016
TIF Expenditure Amount:	133,380
Tied To Debt:	911-186
Tied To Project:	719-358
TIF Expenditure Amount:	200,000
Tied To Debt:	Expo Center
Tied To Project:	663-238
TIF Expenditure Amount:	16,351
Tied To Debt:	911-191
Tied To Project:	539-003
TIF Expenditure Amount:	5,450
Tied To Debt:	911-191
Tied To Project:	719-338
TIF Expenditure Amount:	15,994
Tied To Debt:	911-191
Tied To Project:	663-198
TIF Expenditure Amount:	16,359
Tied To Debt:	911-189
Tied To Project:	719-338
TIF Expenditure Amount:	93,852
Tied To Debt:	911-182
Tied To Project:	663-244
TIF Expenditure Amount:	1,513,160
Tied To Debt:	663-305
Tied To Project:	663-122
TIF Expenditure Amount:	2,100,000
Tied To Debt:	663-382
Tied To Project:	663-382
TIF Expenditure Amount:	114,088
Tied To Debt:	911-197
Tied To Project:	459-321
TIF Expenditure Amount:	20,000
Tied To Debt:	663-164
Tied To Project:	663-164

Rebates For SIOUX CITY FLOYD VALLEY URBAN RENEWAL

132924

TIF Expenditure Amount: 90,516
Rebate Paid To: Echo Group
Tied To Project: 663-217
Projected Final FY of Rebate: 2026

1900 4th St

TIF Expenditure Amount: 22,982
Rebate Paid To: Interstate Mechanical
Tied To Debt: Interstate Mechanical
Tied To Project: Interstate Mechanical
Projected Final FY of Rebate: 2026

3232 Highway 75 N

TIF Expenditure Amount: 14,366
Rebate Paid To: KCB Investments
Tied To Debt: KCB Investments
Tied To Project: KCB Investments
Projected Final FY of Rebate: 2026

1210 Stebuen St

TIF Expenditure Amount: 29,548
Rebate Paid To: Siouxland Concrete
Tied To Debt: Siouxland Concrete
Tied To Project: Siouxland Concrete
Projected Final FY of Rebate: 2026

715 Cummingham Dr

TIF Expenditure Amount: 28,517
Rebate Paid To: Koskovich & Murphy
Tied To Debt: Koskovich & Murphy
Tied To Project: Koskovich & Murphy
Projected Final FY of Rebate: 2027

Jobs For SIOUX CITY FLOYD VALLEY URBAN RENEWAL

Project:	663-146
Company Name:	Johnston Supply Company
Date Agreement Began:	06/23/2008
Date Agreement Ends:	06/23/2018
Number of Jobs Created or Retained:	10
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	1,500,000
Total Estimated Cost of Public Infrastructure:	0

Project:	719-002
Company Name:	Van Meter Industrial Inc
Date Agreement Began:	04/18/2008
Date Agreement Ends:	04/18/2018
Number of Jobs Created or Retained:	17
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	1,697,000
Total Estimated Cost of Public Infrastructure:	1,684,258

Project:	663-217
Company Name:	TEC Corp
Date Agreement Began:	10/22/2012
Date Agreement Ends:	10/21/2022
Number of Jobs Created or Retained:	12
Total Annual Wages of Required Jobs:	399,610
Total Estimated Private Capital Investment:	4,620,480
Total Estimated Cost of Public Infrastructure:	0

Project:	Interstate Mechanical
Company Name:	Intersate Mechanical
Date Agreement Began:	09/25/2017
Date Agreement Ends:	02/28/2023
Number of Jobs Created or Retained:	26
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	0
Total Estimated Cost of Public Infrastructure:	850,000

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: SIOUX CITY (97G938)
 Urban Renewal Area: SIOUX CITY FLOYD VALLEY URBAN RENEWAL (97004)
 TIF Taxing District Name: SIOUX CITY CITY/SIOUX CITY SCH/FLOYD VALLEY TIF - INCR
 TIF Taxing District Inc. Number: 970126
 TIF Taxing District Base Year: 1987
 FY TIF Revenue First Received: 1988
 Subject to a Statutory end date? No

UR Designation	
Slum	10/1986
Blighted	10/1986
Economic Development	10/1986

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	1,100	50,030,800	35,314,400	0	0	85,346,300	0	85,346,300
Taxable	0	510	40,180,765	31,193,602	0	0	71,374,877	0	71,374,877
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	24,865,393	60,480,907	60,480,907	0	0

FY 2025 TIF Revenue Received: 1,941,155

TIF Taxing District Data Collection

Local Government Name: SIOUX CITY (97G938)
 Urban Renewal Area: SIOUX CITY FLOYD VALLEY URBAN RENEWAL (97004)
 TIF Taxing District Name: SIOUX CITY/SIOUX CITY SCH/FLOYD SSMID LL INCR
 TIF Taxing District Inc. Number: 970313
 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	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

Urban Renewal Area Data Collection

Local Government Name: SIOUX CITY (97G938)
 Urban Renewal Area: SIOUX CITY RIVERFRONT URBAN RENEWAL
 UR Area Number: 97005

UR Area Creation Date: 06/1990

Promote the continuation of redevelopment, rehabilitation and improvement activities which have become possible as a result of the previously successful redevelopment efforts in the CBD Urban Renewal Area.

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
SIOUX CITY CITY/SIOUX CITY SCH/RIVERFRONT TIF - INCR	970123	970124	23,824,465
SIOUX CITY CITY/SIOUX CITY SCH RIVERFRONT TIF - INCR/SSMID	970188	970189	16,980,025

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	7,465,000	50,226,400	5,531,500	0	0	63,222,900	0	63,222,900
Taxable	0	3,459,487	43,040,105	4,910,245	0	0	51,409,837	0	51,409,837
Homestead Credits									1

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 118,344 0 **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	1,355,268
TIF Sp. Revenue Fund Interest:	12,778
Property Tax Replacement Claims	412,350
Asset Sales & Loan Repayments:	0
Total Revenue:	1,780,396

Rebate Expenditures:	294,153
Non-Rebate Expenditures:	203,482
Returned to County Treasurer:	0
Total Expenditures:	497,635

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 1,401,105 0 **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For SIOUX CITY RIVERFRONT URBAN RENEWAL

459-136

Description:	Riverfront Rec Upgrades Recreational facilities (lake development, parks, ball fields, trails)
Classification:	trails)
Physically Complete:	Yes
Payments Complete:	No

471-007

Description:	Marina Redevelopment Recreational facilities (lake development, parks, ball fields, trails)
Classification:	trails)
Physically Complete:	Yes
Payments Complete:	No

TIF Admin

Description:	TIF Admin
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

Rocklin Manufacturing

Description:	Rebates
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

HCI Real Estate 100 Virginia

Description:	Rebates
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

HCI Real Estate 101 Virginia

Description:	Rebates
Classification:	Commercial - hotels and conference centers
Physically Complete:	No
Payments Complete:	No

HCI Real Estate 103 Virginia

Description:	Rebates
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

Hart Hotel 101 Court

Description:	Rebates
Classification:	Commercial - hotels and conference centers
Physically Complete:	No
Payments Complete:	No

459-136

Description:	Riverfront upgrades
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	No
Payments Complete:	No

663-370

Description:	Community Signage
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	No
Payments Complete:	No

663-384

Description:	Gordon Dr - 129 Development
Classification:	Acquisition of property
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For SIOUX CITY RIVERFRONT URBAN RENEWAL

911-174

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	3,745
Interest:	188
Total:	3,933
Annual Appropriation?:	Yes
Date Incurred:	06/01/2015
FY of Last Payment:	2025

Riverfront TIF Admin

Debt/Obligation Type:	Internal Loans
Principal:	1,819,293
Interest:	0
Total:	1,819,293
Annual Appropriation?:	No
Date Incurred:	07/01/2015
FY of Last Payment:	2024

911-183

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	158,148
Interest:	10,785
Total:	168,933
Annual Appropriation?:	Yes
Date Incurred:	06/01/2018
FY of Last Payment:	2028

Rocklin Manufacturing

Debt/Obligation Type:	Rebates
Principal:	16,689
Interest:	0
Total:	16,689
Annual Appropriation?:	No
Date Incurred:	02/27/2017
FY of Last Payment:	2025

HCI 101 Virginia

Debt/Obligation Type:	Rebates
Principal:	74,941
Interest:	0
Total:	74,941
Annual Appropriation?:	No
Date Incurred:	03/20/2017
FY of Last Payment:	2031

HCI 103 Virginia

Debt/Obligation Type:	Rebates
Principal:	283,092
Interest:	0
Total:	283,092
Annual Appropriation?:	No
Date Incurred:	03/20/2017
FY of Last Payment:	2029

HCI 100 Virginia

Debt/Obligation Type:	Rebates
Principal:	100,655
Interest:	0
Total:	100,655
Annual Appropriation?:	No
Date Incurred:	03/20/2017
FY of Last Payment:	2029

Hart 101 Court

Debt/Obligation Type:	Rebates
Principal:	1,047,286
Interest:	0
Total:	1,047,286
Annual Appropriation?:	No
Date Incurred:	03/04/2019
FY of Last Payment:	2033

911-188

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	61,788
Interest:	3,719
Total:	65,507
Annual Appropriation?:	Yes
Date Incurred:	06/01/2020
FY of Last Payment:	2030

911-192

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	852,855
Interest:	55,308
Total:	908,163
Annual Appropriation?:	Yes
Date Incurred:	07/01/2021
FY of Last Payment:	2031

Non-Rebates For SIOUX CITY RIVERFRONT URBAN RENEWAL

TIF Expenditure Amount:	18,412
Tied To Debt:	Riverfront TIF Admin
Tied To Project:	TIF Admin
TIF Expenditure Amount:	3,933
Tied To Debt:	911-174
Tied To Project:	459-136
TIF Expenditure Amount:	41,365
Tied To Debt:	911-183
Tied To Project:	459-136
TIF Expenditure Amount:	128,855
Tied To Debt:	911-192
Tied To Project:	663-384
TIF Expenditure Amount:	10,917
Tied To Debt:	911-188
Tied To Project:	663-384

Rebates For SIOUX CITY RIVERFRONT URBAN RENEWAL

100 Virginia St

TIF Expenditure Amount:	20,005
Rebate Paid To:	HCI Real Estate
Tied To Debt:	HCI 100 Virginia
Tied To Project:	HCI Real Estate 100 Virginia
Projected Final FY of Rebate:	2029

103 Virginia St

TIF Expenditure Amount:	48,355
Rebate Paid To:	HCI Real Estate
Tied To Debt:	HCI 103 Virginia
Tied To Project:	HCI Real Estate 103 Virginia
Projected Final FY of Rebate:	2029

Rocklin Manufacturing

TIF Expenditure Amount:	13,853
Rebate Paid To:	Rocklin
Tied To Debt:	Rocklin Manufacturing
Tied To Project:	Rocklin Manufacturing
Projected Final FY of Rebate:	2025

101 Virginia St

TIF Expenditure Amount:	15,550
Rebate Paid To:	HCI Real Estate
Tied To Debt:	HCI 101 Virginia
Tied To Project:	HCI Real Estate 101 Virginia
Projected Final FY of Rebate:	2031

101 Court St

TIF Expenditure Amount:	196,390
Rebate Paid To:	Hart Hotel
Tied To Debt:	Hart 101 Court
Tied To Project:	Hart Hotel 101 Court
Projected Final FY of Rebate:	2032

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TIF Taxing District Data Collection

Local Government Name: SIOUX CITY (97G938)
 Urban Renewal Area: SIOUX CITY RIVERFRONT URBAN RENEWAL (97005)
 TIF Taxing District Name: SIOUX CITY CITY/SIOUX CITY SCH/RIVERFRONT TIF - INCR
 TIF Taxing District Inc. Number: 970124
 TIF Taxing District Base Year: 1989
 FY TIF Revenue First Received: 1992
 Subject to a Statutory end date? No

	UR Designation
Slum	06/1990
Blighted	06/1990
Economic Development	06/1990

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	7,465,000	26,634,600	5,531,500	0	0	39,631,100	0	39,631,100
Taxable	0	3,459,487	22,761,358	4,910,245	0	0	31,131,090	0	31,131,090
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	11,178,238	28,452,862	23,824,465	4,628,397	149,400

FY 2025 TIF Revenue Received: 771,021

TIF Taxing District Data Collection

Local Government Name: SIOUX CITY (97G938)
 Urban Renewal Area: SIOUX CITY RIVERFRONT URBAN RENEWAL (97005)
 TIF Taxing District Name: SIOUX CITY CITY/SIOUX CITY SCH RIVERFRONT TIF - INCR/SSMID
 TIF Taxing District Inc. Number: 970189
 TIF Taxing District Base Year: 1989
 FY TIF Revenue First Received: 1992
 Subject to a Statutory end date? No

	UR Designation
Slum	06/1990
Blighted	06/1990
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	23,591,800	0	0	0	23,591,800	0	23,591,800
Taxable	0	0	20,278,747	0	0	0	20,278,747	0	20,278,747
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	2,448,566	20,278,747	16,980,025	3,298,722	113,901

FY 2025 TIF Revenue Received: 584,247

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: SIOUX CITY (97G938)
 Urban Renewal Area: SIOUX CITY DONNER PARK URBAN RENEWAL
 UR Area Number: 97007

 UR Area Creation Date: 12/1987

 UR Area Purpose: Elimination of slum and Blight

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
SIOUX CITY CITY/SIOUX CITY SCH/DONNER PK AM 1TIF - INCR	970130	970131	31,989,255
SIOUX CITY CITY/SGT BLUFF SCH/DONNER PK AM 5 TIF - INCR	970133	970134	7,750,625
SIOUX CITY CITY/SGT BLUFF SCH/DONEER PK ORIG TIF - INCR	970143	970144	45,435,994
SIOUX CITY CITY/SIOUX CITY SCH/DONNER PF AM 3 TIF - INCR	970149	970150	12,601,320
SIOUX CITY CITY/SGT BLUFF SCH/DONNER PK AM 4 TIF - INCR	970152	970153	109,169,735
SIOUX CITY CITY/SGT BLUFF SCH/DONNER PK AM 6 TIF - INCR	970155	970156	16,341,967
SIOUX CITY CITY AG/SGT BLUFF SCH/DONNER PK AM #6 SL -INCREM	970157	970158	13,134
SIOUX CITY CITY AG/SIOUX CITYSCH/DONNER PARK AM1 TIF-INCR	970132	970201	0
SIOUX CITY CITY AG/SGT BLUFF SCH/DONNER PK ORIG TIF-INCR	970145	970202	49,992
SIOUX CITY CITY/SGT BLUFF SCH/DONNER PK AM 2 TIF-INCR	970218	970203	0
SIOUX CITY CITY AG/SGT BLUFF SCH/DONNER PK AM 4 TIF-INCR	970154	970205	175,070
SIOUX CITY CITY/SIOUX CITY SCH/DONNER PK - ORIGINAL TIF - INCR	970207	970208	12,054,505
SIOUX CITY CITY AG/SIOUX CITY SCH/DONNER PK - ORIGINAL TIF-INCR	970209	970210	1,140
SIOUX CITY CITY/SIOUX CITY SCH/DONNER PK AM 6 TIF - INCR	970216	970217	1,523,312
SIOUX CITY CITY/SGT BLUFF SCH/DONNER PK AM 3 TIF - INCR	970219	970220	0
SIOUX CITY CITY/SGT BLUFF SCH/DONNER PARK AM#8 TIF INCR	970256	970257	19,372,597
SIOUX CITY CITY AG/SGT BLUFF SCH/DONNER PARK AM 8 INCR	970258	970259	0
SIOUX CITY CITY/SIOUX CITY SCH/DONNER PARK AM 8 INCR	970260	970261	1,169,543
SIOUX CITY CITY/SIOUX CITY SCH/DONNER PARK AM 8 TIF INCR	970262	970263	0
SIOUX CITY CITY/SGT BLUFF SCH/DONNER PARK AM 8 TIF INCR	970264	970265	5,348,115
SIOUX CITY CITY/SIOUX CITY SCH/DONNER PARK AM 9 - TIF INCR	970266	970267	148,511
SIOUX CITY CITY/SGT BLUFF SCH/DONNER PARK AM 5 - TIF INCR	970268	970269	8,113,236
SIOUX CITY CITY/SGT BLUFF SCH/DONNER PARK AM 5 - TIF INCR	970270	970271	836,552
DONNER PARK WEST D/PARK SL AM#8	970282	970283	0
EAGLE RIDGE SUB/AREA ORIGINAL LL	970284	970285	0
EAGLE RIDGE SUB/AREA ORIGINAL SL	970286	970287	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	916,900	319,380,100	557,670,800	226,372,600	0	-476,000	1,103,068,150	0	1,103,068,150
Taxable	658,673	148,009,755	484,560,538	202,057,588	0	-476,000	834,014,304	0	834,014,304
Homestead Credits									684

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **4,581,164** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	8,274,055
TIF Sp. Revenue Fund Interest:	91,400
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	679,474
Total Revenue:	9,044,929

Rebate Expenditures:	1,160,091
Non-Rebate Expenditures:	6,269,920
Returned to County Treasurer:	0
Total Expenditures:	7,430,011

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **6,196,082** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For SIOUX CITY DONNER PARK URBAN RENEWAL

549-190

Description: Airport Area Storm Sewer*
Classification: Roads, Bridges & Utilities
Physically Complete: Yes
Payments Complete: No

663-366

Description: Bridgeport Infra New Development*
Classification: Roads, Bridges & Utilities
Physically Complete: Yes
Payments Complete: No

719-124

Description: Lakeport Commons*
Classification: Roads, Bridges & Utilities
Physically Complete: Yes
Payments Complete: No

663-210

Description: Sulley Road & Utilities*
Classification: Roads, Bridges & Utilities
Physically Complete: No
Payments Complete: No

719-197

Description: Southbridge Development*
Classification: Roads, Bridges & Utilities
Physically Complete: No
Payments Complete: No

719-301

Description: Lakeport Median Enhancement*
Classification: Roads, Bridges & Utilities
Physically Complete: Yes
Payments Complete: No

139-005

Description: Lakeport/Southern Hills Signal*
Classification: Roads, Bridges & Utilities
Physically Complete: Yes
Payments Complete: No

663-201

Description: Expedition Business Park*
Classification: Roads, Bridges & Utilities
Physically Complete: No
Payments Complete: No

719-102

Description: South Lewis Boulevard Reconstruction*

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

719-121

Description:	Annual Resurfacing*
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

719-193

Description:	Sunnybrook to Christy*
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

719-343

Description:	225th Paving-Southbridge*
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

663-167

Description:	MidAmerica Air/Trans Muse*
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

663-370

Description:	Community & Business Signage*
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

719-201

Description:	SE M'side Area Improvements*
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

719-007

Description:	Harbor Drive Realignment-So*
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

719-011

Description:	Annual Median Enhancement*
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

719-019

Description:	Line Drive Extension*
Classification:	Roads, Bridges & Utilities

Physically Complete: No
Payments Complete: No

719-340

Description: Water Pit/Andrews Connect*
Classification: Roads, Bridges & Utilities
Physically Complete: No
Payments Complete: No

719-346

Description: Harbor Drive Connector*
Classification: Roads, Bridges & Utilities
Physically Complete: No
Payments Complete: No

719-347

Description: Andrews Avenue Extended*
Classification: Roads, Bridges & Utilities
Physically Complete: No
Payments Complete: No

719-348

Description: I-29 Airport Interchange*
Classification: Roads, Bridges & Utilities
Physically Complete: No
Payments Complete: No

663-191

Description: Sabre Industries Inc*
Classification: Roads, Bridges & Utilities
Physically Complete: No
Payments Complete: No

916-047

Description: Water Plant Debt Service*
Classification: Water treatment plants, waste treatment plants & lagoons
Physically Complete: Yes
Payments Complete: No

663-160

Description: Hot Rod Inc*
Classification: Commercial - warehouses and distribution facilities
Physically Complete: No
Payments Complete: No

663-162

Description: Southbridge Rail*
Classification: Roads, Bridges & Utilities
Physically Complete: No
Payments Complete: No

Donner Administration

Description: Donner Administration*
Classification: Administrative expenses
Physically Complete: No

Payments Complete: No

663-215

Description: Lifeserve Blood Center*
Classification: Commercial-Medical
Physically Complete: Yes
Payments Complete: No

663-193

Description: Aviation Consultants*
Classification: Industrial/manufacturing property
Physically Complete: Yes
Payments Complete: No

T & T Properties

Description: Industrial Design Fabrication*
Classification: Commercial - warehouses and distribution facilities
Physically Complete: Yes
Payments Complete: No

SW Properties

Description: Wadzinski Eye Clinic*
Classification: Commercial-Medical
Physically Complete: No
Payments Complete: No

Consumer Supply

Description: Consumer Supply*
Classification: Commercial - warehouses and distribution facilities
Physically Complete: No
Payments Complete: No

Lift Solutions

Description: Buehler*
Classification: Commercial - warehouses and distribution facilities
Physically Complete: No
Payments Complete: No

519-258

Description: Harbor/Lewis Water Main Upsize*
Classification: Roads, Bridges & Utilities
Physically Complete: No
Payments Complete: No

Seabord Triumph Foods

Description: Seabord Triumph Foods*
Classification: Industrial/manufacturing property
Physically Complete: No
Payments Complete: No

539-201

Description: Bridgeport West Sewer Improvements*
Classification: Roads, Bridges & Utilities
Physically Complete: No
Payments Complete: No

663-225

Description:	Trinity Rail Improvements*
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

719-207

Description:	S. Cypress Extension*
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

719-280

Description:	Sunnybrook Development*
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

663-150

Description:	Spec Building*
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	No
Payments Complete:	No

BTW Properties

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

719-247

Description:	Bridgeport West Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

663-303

Description:	Sgt. Road/Sunnybrook Development
Classification:	Commercial-Medical
Physically Complete:	No
Payments Complete:	No

Jolin Properties

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

663-302 Cloverleaf Exp

Description:	Cloverleaf Expansion
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	No
Payments Complete:	No

519-258

Description:	Harbor/Lewis Main Upsize
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Keizer Refrigeration Inc

Description:	Keizer Refrigeration Inc
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	No
Payments Complete:	No

Westrock

Description:	Westrock, CP, LLC
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

TMS, Inc and KV LLC

Description:	TMS, Inc and KV LLC
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

Beth Brening, PC

Description:	Beth Bruning, PC
Classification:	Commercial - office properties
Physically Complete:	No
Payments Complete:	No

663-379

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

663-380

Description:	Tritz Pallett
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	Yes

663-164

Description:	Southbridge Tech Studies
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

663-383

Description:	Singing Hills Development
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

663-302

Description:	Cloverleaf Expansion
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Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	No
Payments Complete:	No

611-001

Description:	City Share New Res Development
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

663-244

Description:	Multi Sport Complex Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	No
Payments Complete:	No

Meridian Clinical Research, LLC

Description:	Clinic Research
Classification:	Commercial - office properties
Physically Complete:	No
Payments Complete:	No

663-385

Description:	Airport Industrial Improvements
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	No
Payments Complete:	No

Cold Link Logistics SC , LLC

Description:	Cold Link Logistics Sioux City, LLC
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	No
Payments Complete:	No

Property Taxes

Description:	27 Flags property
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

Koskovich & Murphy

Description:	Koskovich & Murphy
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

519-252

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

663-384

Description:	Gordon Drive I-29 Development
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Classification:	Acquisition of property
Physically Complete:	No
Payments Complete:	No

Sioux City Tarp

Description:	Sioux City Tarp
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	No
Payments Complete:	No

663-162

Description:	Southbridge Rail
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

663-040

Description:	Martin Building Renovations
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	No

Keizer - Houlihan Run

Description:	Keizer - Houlihan Run
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For SIOUX CITY DONNER PARK URBAN RENEWAL

Consumer Supply

Debt/Obligation Type:	Rebates
Principal:	134,535
Interest:	0
Total:	134,535
Annual Appropriation?:	Yes
Date Incurred:	06/25/2012
FY of Last Payment:	2028

TIF Admin

Debt/Obligation Type:	Internal Loans
Principal:	3,629,211
Interest:	0
Total:	3,629,211
Annual Appropriation?:	No
Date Incurred:	07/01/2014
FY of Last Payment:	2034

Southbridge Water Plant

Debt/Obligation Type:	Internal Loans
Principal:	4,460,668
Interest:	0
Total:	4,460,668
Annual Appropriation?:	Yes
Date Incurred:	07/01/2010
FY of Last Payment:	2030

Sabre

Debt/Obligation Type:	Internal Loans
Principal:	1,226,334
Interest:	0
Total:	1,226,334
Annual Appropriation?:	Yes
Date Incurred:	07/01/2015
FY of Last Payment:	2025

911-177

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	76,980
Interest:	3,426
Total:	80,406
Annual Appropriation?:	Yes
Date Incurred:	06/01/2017
FY of Last Payment:	2027

911-180

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	499,290
Interest:	27,560
Total:	526,850
Annual Appropriation?:	Yes
Date Incurred:	06/01/2017
FY of Last Payment:	2028

911-182

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,395,963
Interest:	120,216
Total:	1,516,179
Annual Appropriation?:	Yes
Date Incurred:	06/01/2018
FY of Last Payment:	2028

911-185

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	959,220
Interest:	82,642
Total:	1,041,862
Annual Appropriation?:	Yes
Date Incurred:	06/01/2019
FY of Last Payment:	2029

911-186

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	997,447
Interest:	70,980
Total:	1,068,427
Annual Appropriation?:	Yes
Date Incurred:	06/01/2019
FY of Last Payment:	2029

Keizer Refrigeration, Inc

Debt/Obligation Type:	Rebates
Principal:	61,595
Interest:	0
Total:	61,595
Annual Appropriation?:	Yes
Date Incurred:	11/20/2017
FY of Last Payment:	2030

Westrock

Debt/Obligation Type:	Rebates
Principal:	504,915
Interest:	0
Total:	504,915
Annual Appropriation?:	Yes
Date Incurred:	10/10/2019
FY of Last Payment:	2030

Beth Bruening, PC

Debt/Obligation Type:	Rebates
Principal:	26,021
Interest:	0
Total:	26,021
Annual Appropriation?:	Yes
Date Incurred:	01/23/2017
FY of Last Payment:	2025

911-187

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	187,062
Interest:	13,304

Total:	200,366
Annual Appropriation?:	Yes
Date Incurred:	07/01/2020
FY of Last Payment:	2030

911-188

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	648,544
Interest:	39,051
Total:	687,595
Annual Appropriation?:	Yes
Date Incurred:	07/01/2020
FY of Last Payment:	2030

911-189

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	210,120
Interest:	10,506
Total:	220,626
Annual Appropriation?:	Yes
Date Incurred:	11/01/2020
FY of Last Payment:	2025

911-190

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	207,586
Interest:	2,076
Total:	209,662
Annual Appropriation?:	Yes
Date Incurred:	11/01/2020
FY of Last Payment:	2025

911-191

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	738,994
Interest:	16,671
Total:	755,665
Annual Appropriation?:	Yes
Date Incurred:	06/01/2021
FY of Last Payment:	2026

Koskovich & Murphy

Debt/Obligation Type:	Rebates
Principal:	56,241
Interest:	0
Total:	56,241
Annual Appropriation?:	Yes
Date Incurred:	07/01/2022
FY of Last Payment:	2027

911-194

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	4,089,212
Interest:	674,973
Total:	4,764,185
Annual Appropriation?:	Yes
Date Incurred:	07/01/2023
FY of Last Payment:	2032

911-192

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	3,206,215
Interest:	207,365
Total:	3,413,580
Annual Appropriation?:	Yes
Date Incurred:	07/01/2023
FY of Last Payment:	2031

911-195

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,240,410
Interest:	474,465
Total:	2,714,875
Annual Appropriation?:	Yes
Date Incurred:	07/01/2023
FY of Last Payment:	2033

Sioux City Tarp

Debt/Obligation Type:	Rebates
Principal:	79,952
Interest:	0
Total:	79,952
Annual Appropriation?:	Yes
Date Incurred:	07/01/2023
FY of Last Payment:	2027

Southbridge Rail

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	07/01/2023
FY of Last Payment:	2024

Property Taxes

Debt/Obligation Type:	Other Debt
Principal:	165,790
Interest:	0
Total:	165,790
Annual Appropriation?:	Yes
Date Incurred:	07/01/2023
FY of Last Payment:	2025

911-198

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	4,910,000
Interest:	1,370,883
Total:	6,280,883
Annual Appropriation?:	Yes
Date Incurred:	06/01/2024
FY of Last Payment:	2033

Keizer - Houlihan Run

Debt/Obligation Type:	Rebates
Principal:	788,686
Interest:	0

Total:	788,686
Annual Appropriation?:	Yes
Date Incurred:	07/01/2023
FY of Last Payment:	2028

Southbridge Tech Studies

Debt/Obligation Type:	Internal Loans
Principal:	30,000
Interest:	0
Total:	30,000
Annual Appropriation?:	No
Date Incurred:	07/01/2024
FY of Last Payment:	2025

Southbridge

Debt/Obligation Type:	Internal Loans
Principal:	500,000
Interest:	0
Total:	500,000
Annual Appropriation?:	No
Date Incurred:	07/01/2024
FY of Last Payment:	2025

Southbridge Water Imp.

Debt/Obligation Type:	Internal Loans
Principal:	50,995
Interest:	0
Total:	50,995
Annual Appropriation?:	No
Date Incurred:	07/01/2024
FY of Last Payment:	2025

Non-Rebates For SIOUX CITY DONNER PARK URBAN RENEWAL

TIF Expenditure Amount:	337,233
Tied To Debt:	TIF Admin
Tied To Project:	Donner Administration
TIF Expenditure Amount:	804,713
Tied To Debt:	Southbridge Water Plant
Tied To Project:	916-047
TIF Expenditure Amount:	19,368
Tied To Debt:	911-189
Tied To Project:	663-225
TIF Expenditure Amount:	47,188
Tied To Debt:	911-189
Tied To Project:	719-280
TIF Expenditure Amount:	40,372
Tied To Debt:	911-189
Tied To Project:	719-207
TIF Expenditure Amount:	113,697
Tied To Debt:	911-189
Tied To Project:	519-258
TIF Expenditure Amount:	44,734
Tied To Debt:	911-190
Tied To Project:	719-201
TIF Expenditure Amount:	164,930
Tied To Debt:	911-190
Tied To Project:	663-225
TIF Expenditure Amount:	334,033
Tied To Debt:	911-191
Tied To Project:	539-201
TIF Expenditure Amount:	45,193
Tied To Debt:	911-191
Tied To Project:	719-207
TIF Expenditure Amount:	28,597
Tied To Debt:	911-177
Tied To Project:	719-207
TIF Expenditure Amount:	50,299
Tied To Debt:	911-180
Tied To Project:	663-303
TIF Expenditure Amount:	129,803
Tied To Debt:	911-180
Tied To Project:	719-280
TIF Expenditure Amount:	33,469
Tied To Debt:	911-187
Tied To Project:	719-247
TIF Expenditure Amount:	114,627
Tied To Debt:	911-188
Tied To Project:	719-280
TIF Expenditure Amount:	207,907

Tied To Debt:	911-185
Tied To Project:	719-280
TIF Expenditure Amount:	214,776
Tied To Debt:	911-186
Tied To Project:	719-247
TIF Expenditure Amount:	76,250
Tied To Debt:	911-182
Tied To Project:	663-379
TIF Expenditure Amount:	306,758
Tied To Debt:	911-182
Tied To Project:	719-280
TIF Expenditure Amount:	143,732
Tied To Debt:	Property Taxes
Tied To Project:	Property Taxes
TIF Expenditure Amount:	30,000
Tied To Debt:	Southbridge Tech Studies
Tied To Project:	663-164
TIF Expenditure Amount:	334,084
Tied To Debt:	911-192
Tied To Project:	663-385
TIF Expenditure Amount:	150,330
Tied To Debt:	911-192
Tied To Project:	719-197
TIF Expenditure Amount:	12,065
Tied To Debt:	911-194
Tied To Project:	663-385
TIF Expenditure Amount:	18,701
Tied To Debt:	911-194
Tied To Project:	719-197
TIF Expenditure Amount:	568,410
Tied To Debt:	911-194
Tied To Project:	663-384
TIF Expenditure Amount:	500,000
Tied To Debt:	Southbridge
Tied To Project:	719-197
TIF Expenditure Amount:	295,095
Tied To Debt:	911-195
Tied To Project:	719-197
TIF Expenditure Amount:	24,834
Tied To Debt:	911-198
Tied To Project:	663-379
TIF Expenditure Amount:	21,523
Tied To Debt:	911-198
Tied To Project:	663-385
TIF Expenditure Amount:	572,844
Tied To Debt:	911-198
Tied To Project:	719-197
TIF Expenditure Amount:	433,360
Tied To Debt:	Southbridge Rail
Tied To Project:	663-162

TIF Expenditure Amount:	50,995
Tied To Debt:	Southbridge Water Imp.
Tied To Project:	519-252

Rebates For SIOUX CITY DONNER PARK URBAN RENEWAL

Sabre

TIF Expenditure Amount:	686,334
Rebate Paid To:	Sabre
Tied To Debt:	Sabre
Tied To Project:	663-191
Projected Final FY of Rebate:	2028

Consumer Supply

TIF Expenditure Amount:	37,032
Rebate Paid To:	Consumer Supply
Tied To Debt:	Consumer Supply
Tied To Project:	Consumer Supply
Projected Final FY of Rebate:	2028

Westrock

TIF Expenditure Amount:	96,607
Rebate Paid To:	Westrock
Tied To Debt:	Westrock
Tied To Project:	Westrock
Projected Final FY of Rebate:	2030

Keizer Refrigeration, INC

TIF Expenditure Amount:	61,595
Rebate Paid To:	Keizer Refrigeration
Tied To Debt:	Keizer Refrigeration, Inc
Tied To Project:	Keizer Refrigeration Inc
Projected Final FY of Rebate:	2030

Bruening, PC

TIF Expenditure Amount:	26,021
Rebate Paid To:	Prarie Blvd. , LLC
Tied To Debt:	Beth Bruening, PC
Tied To Project:	Beth Brening, PC
Projected Final FY of Rebate:	2025

TMS & KV

TIF Expenditure Amount:	3,218
Rebate Paid To:	TMS & KV
Tied To Project:	TMS, Inc and KV LLC
Projected Final FY of Rebate:	2024

Al Haynes Dr

TIF Expenditure Amount:	17,956
Rebate Paid To:	Koskovich & Murphy
Tied To Debt:	Koskovich & Murphy
Tied To Project:	Koskovich & Murphy
Projected Final FY of Rebate:	2027

Sioux City Tarp - AJLB

TIF Expenditure Amount:	22,058
Rebate Paid To:	Sioux City Tarp - AJLB

Tied To Debt:	Sioux City Tarp
Tied To Project:	Sioux City Tarp
Projected Final FY of Rebate:	2027

Keizer - Houlihan Run

TIF Expenditure Amount:	209,270
Rebate Paid To:	Keizer
Tied To Debt:	Keizer - Houlihan Run
Tied To Project:	Keizer - Houlihan Run
Projected Final FY of Rebate:	2030

Jobs For SIOUX CITY DONNER PARK URBAN RENEWAL

Project:	663-191
Company Name:	Sabre
Date Agreement Began:	12/05/2012
Date Agreement Ends:	12/04/2022
Number of Jobs Created or Retained:	400
Total Annual Wages of Required Jobs:	5,894,242
Total Estimated Private Capital Investment:	17,887,955
Total Estimated Cost of Public Infrastructure:	7,583,000

Project:	663-215
Company Name:	Lifeserve Blood Center
Date Agreement Began:	08/06/2012
Date Agreement Ends:	08/05/2022
Number of Jobs Created or Retained:	5
Total Annual Wages of Required Jobs:	166,504
Total Estimated Private Capital Investment:	1,000,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Lift Solutions
Company Name:	Lift Solutions
Date Agreement Began:	09/12/2011
Date Agreement Ends:	09/12/2021
Number of Jobs Created or Retained:	8
Total Annual Wages of Required Jobs:	266,406
Total Estimated Private Capital Investment:	500,000
Total Estimated Cost of Public Infrastructure:	0

Project:	663-193
Company Name:	Aviation Consultants
Date Agreement Began:	12/05/2011
Date Agreement Ends:	12/04/2021
Number of Jobs Created or Retained:	34
Total Annual Wages of Required Jobs:	1,132,227
Total Estimated Private Capital Investment:	1,140,000
Total Estimated Cost of Public Infrastructure:	255,000

Project:	Consumer Supply
Company Name:	Consumer Supply
Date Agreement Began:	06/25/2012
Date Agreement Ends:	06/25/2025
Number of Jobs Created or Retained:	70
Total Annual Wages of Required Jobs:	35,000
Total Estimated Private Capital Investment:	2,000,000
Total Estimated Cost of Public Infrastructure:	25,000

Project:	Seaboard Triumph Foods
Company Name:	Seaboard Triumph Foods
Date Agreement Began:	02/22/2015
Date Agreement Ends:	02/22/2020
Number of Jobs Created or Retained:	1,110
Total Annual Wages of Required Jobs:	31,200,000
Total Estimated Private Capital Investment:	100,000,000
Total Estimated Cost of Public Infrastructure:	4,000,000

Project:	Meridian Clinical Research, LLC
Company Name:	Meridian Clinical Research, LLC
Date Agreement Began:	10/26/2026
Date Agreement Ends:	10/26/2036
Number of Jobs Created or Retained:	37
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	2,400,000

Total Estimated Cost of Public Infrastructure:	0
Project:	Cold Link Logistics SC , LLC
Company Name:	Cold Link Logistics Sioux City, LLC
Date Agreement Began:	08/08/2022
Date Agreement Ends:	08/08/2030
Number of Jobs Created or Retained:	56
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	50,000,000
Total Estimated Cost of Public Infrastructure:	0

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: SIOUX CITY (97G938)
 Urban Renewal Area: SIOUX CITY DONNER PARK URBAN RENEWAL (97007)
 TIF Taxing District Name: SIOUX CITY CITY/SIOUX CITY SCH/DONNER PK AM 1TIF - INCR
 TIF Taxing District Inc. Number: 970131
 TIF Taxing District Base Year: 1992
 FY TIF Revenue First Received: 1993
 Subject to a Statutory end date? No

UR Designation	
Slum	12/1988
Blighted	12/1988
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	66,949,500	198,058,300	0	0	-40,000	264,896,300	0	264,896,300
Taxable	0	31,026,337	172,755,761	0	0	-40,000	203,670,598	0	203,670,598
Homestead Credits									71

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	52,367,400	203,670,598	31,989,255	171,681,343	5,541,694

FY 2025 TIF Revenue Received: 1,022,848

TIF Taxing District Data Collection

Local Government Name: SIOUX CITY (97G938)
 Urban Renewal Area: SIOUX CITY DONNER PARK URBAN RENEWAL (97007)
 TIF Taxing District Name: SIOUX CITY CITY/SGT BLUFF SCH/DONNER PK AM 5 TIF - INCR
 TIF Taxing District Inc. Number: 970134
 TIF Taxing District Base Year: 1994
 FY TIF Revenue First Received: 1996
 Subject to a Statutory end date? No

UR Designation	
Slum	12/1994
Blighted	12/1994
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	18,061,900	0	0	0	18,061,900	0	18,061,900
Taxable	0	0	15,982,058	0	0	0	15,982,058	0	15,982,058
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	15,982,058	7,750,625	8,231,433	250,377

FY 2025 TIF Revenue Received: 235,753

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TIF Taxing District Data Collection

Local Government Name: SIOUX CITY (97G938)
 Urban Renewal Area: SIOUX CITY DONNER PARK URBAN RENEWAL (97007)
 TIF Taxing District Name: SIOUX CITY CITY/SGT BLUFF SCH/DONEER PK ORIG TIF - INCR
 TIF Taxing District Inc. Number: 970144
 TIF Taxing District Base Year: 1987
 FY TIF Revenue First Received: 1992
 Subject to a Statutory end date? No

UR Designation	
Slum	12/1987
Blighted	12/1987
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	102,294,600	6,065,300	0	0	108,359,900	0	108,359,900
Taxable	0	0	88,362,459	5,328,141	0	0	93,690,600	0	93,690,600
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	6,697,300	93,690,600	45,435,994	48,254,606	1,467,772

FY 2025 TIF Revenue Received: 1,378,890

TIF Taxing District Data Collection

Local Government Name: SIOUX CITY (97G938)
 Urban Renewal Area: SIOUX CITY DONNER PARK URBAN RENEWAL (97007)
 TIF Taxing District Name: SIOUX CITY CITY/SIOUX CITY SCH/DONNER PF AM 3 TIF - INCR
 TIF Taxing District Inc. Number: 970150
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 1995
 Subject to a Statutory end date? No

UR Designation	
Slum	12/1992
Blighted	12/1992
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	86,273,500	34,156,600	12,202,400	0	-184,000	132,159,250	0	132,159,250
Taxable	0	39,981,554	29,936,629	10,785,703	0	-184,000	80,230,636	0	80,230,636
Homestead Credits									245

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	8,127,790	80,230,636	12,601,320	67,629,316	2,183,004

FY 2025 TIF Revenue Received: 406,617

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TIF Taxing District Data Collection

Local Government Name: SIOUX CITY (97G938)
 Urban Renewal Area: SIOUX CITY DONNER PARK URBAN RENEWAL (97007)
 TIF Taxing District Name: SIOUX CITY CITY/SGT BLUFF SCH/DONNER PK AM 4 TIF - INCR
 TIF Taxing District Inc. Number: 970153
 TIF Taxing District Base Year: 1994
 FY TIF Revenue First Received: 1996
 Subject to a Statutory end date? No

	UR Designation
Slum	12/1993
Blighted	12/1993
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	398,800	80,293,900	174,141,900	0	0	254,834,600	0	254,834,600
Taxable	0	184,815	69,091,535	155,835,441	0	0	225,111,791	0	225,111,791
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	16,637,500	225,111,791	109,169,735	115,942,056	3,526,637

FY 2025 TIF Revenue Received: 3,192,072

TIF Taxing District Data Collection

Local Government Name: SIOUX CITY (97G938)
 Urban Renewal Area: SIOUX CITY DONNER PARK URBAN RENEWAL (97007)
 TIF Taxing District Name: SIOUX CITY CITY/SGT BLUFF SCH/DONNER PK AM 6 TIF - INCR
 TIF Taxing District Inc. Number: 970156
 TIF Taxing District Base Year: 1997
 FY TIF Revenue First Received: 1997
 Subject to a Statutory end date? No

	UR Designation
Slum	03/1997
Blighted	03/1997
Economic Development	03/1997

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	2,473,500	33,949,800	3,364,800	0	0	39,788,100	0	39,788,100
Taxable	0	1,146,289	29,588,580	2,962,835	0	0	33,697,704	0	33,697,704
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	33,697,704	16,341,967	17,355,737	527,914

FY 2025 TIF Revenue Received: 513,801

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TIF Taxing District Data Collection

Local Government Name: SIOUX CITY (97G938)
 Urban Renewal Area: SIOUX CITY DONNER PARK URBAN RENEWAL (97007)
 TIF Taxing District Name: SIOUX CITY CITY AG/SGT BLUFF SCH/DONNER PK AM #6 SL -INCREM
 TIF Taxing District Inc. Number: 970158
 TIF Taxing District Base Year: 2010
 FY TIF Revenue First Received: 2013
 Subject to a Statutory end date? No

UR Designation	
Slum	02/2013
Blighted	02/2013
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	37,700	0	0	0	0	0	37,700	0	37,700
Taxable	27,083	0	0	0	0	0	27,083	0	27,083
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	5,100	27,083	13,134	13,949	279

FY 2025 TIF Revenue Received: 263

TIF Taxing District Data Collection

Local Government Name: SIOUX CITY (97G938)
 Urban Renewal Area: SIOUX CITY DONNER PARK URBAN RENEWAL (97007)
 TIF Taxing District Name: SIOUX CITY CITY AG/SIOUX CITYSCH/DONNER PARK AM1 TIF-INCR
 TIF Taxing District Inc. Number: 970201
 TIF Taxing District Base Year: 1992
 FY TIF Revenue First Received: 1993
 Subject to a Statutory end date? No

UR Designation	
Slum	12/1988
Blighted	12/1988
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	191,300	0	0	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: SIOUX CITY (97G938)
 Urban Renewal Area: SIOUX CITY DONNER PARK URBAN RENEWAL (97007)
 TIF Taxing District Name: SIOUX CITY CITY AG/SGT BLUFF SCH/DONNER PK ORIG TIF-INCR
 TIF Taxing District Inc. Number: 970202
 TIF Taxing District Base Year: 1987
 FY TIF Revenue First Received: 1992
 Subject to a Statutory end date? No

UR Designation	
Slum	12/1987
Blighted	12/1987
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	143,500	0	0	0	0	0	143,500	0	143,500
Taxable	103,086	0	0	0	0	0	103,086	0	103,086
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	30,600	103,086	49,992	53,094	1,062

FY 2025 TIF Revenue Received: 999

TIF Taxing District Data Collection

Local Government Name: SIOUX CITY (97G938)
 Urban Renewal Area: SIOUX CITY DONNER PARK URBAN RENEWAL (97007)
 TIF Taxing District Name: SIOUX CITY CITY/SGT BLUFF SCH/DONNER PK AM 2 TIF-INCR
 TIF Taxing District Inc. Number: 970203
 TIF Taxing District Base Year: 1991
 FY TIF Revenue First Received: 1993
 Subject to a Statutory end date? No

UR Designation	
Slum	06/1991
Blighted	06/1991
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

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TIF Taxing District Data Collection

Local Government Name: SIOUX CITY (97G938)
 Urban Renewal Area: SIOUX CITY DONNER PARK URBAN RENEWAL (97007)
 TIF Taxing District Name: SIOUX CITY CITY AG/SGT BLUFF SCH/DONNER PK AM 4 TIF-INCR
 TIF Taxing District Inc. Number: 970205
 TIF Taxing District Base Year: 1994
 FY TIF Revenue First Received: 1996
 Subject to a Statutory end date? No

UR Designation	
Slum	12/1993
Blighted	12/1993
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	707,900	0	0	0	0	0	707,900	0	707,900
Taxable	508,533	0	0	0	0	0	508,533	0	508,533
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	346,900	361,000	175,070	185,930	3,720

FY 2025 TIF Revenue Received: 3,499

TIF Taxing District Data Collection

Local Government Name: SIOUX CITY (97G938)
 Urban Renewal Area: SIOUX CITY DONNER PARK URBAN RENEWAL (97007)
 TIF Taxing District Name: SIOUX CITY CITY/SIOUX CITY SCH/DONNER PK - ORIGINAL TIF - INCR
 TIF Taxing District Inc. Number: 970208
 TIF Taxing District Base Year: 1992
 FY TIF Revenue First Received: 1994
 Subject to a Statutory end date? No

UR Designation	
Slum	12/1987
Blighted	12/1987
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	74,100,900	47,992,800	1,580,800	0	-104,000	123,404,750	0	123,404,750
Taxable	0	34,340,441	41,321,229	1,357,234	0	-104,000	76,749,154	0	76,749,154
Homestead Credits									163

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	6,617,300	76,749,154	12,054,505	64,694,649	2,088,276

FY 2025 TIF Revenue Received: 402,758

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TIF Taxing District Data Collection

Local Government Name: SIOUX CITY (97G938)
 Urban Renewal Area: SIOUX CITY DONNER PARK URBAN RENEWAL (97007)
 TIF Taxing District Name: SIOUX CITY CITY AG/SIOUX CITY SCH/DONNER PK - ORIGINAL TIF-INCR
 TIF Taxing District Inc. Number: 970210
 TIF Taxing District Base Year: 1992
 FY TIF Revenue First Received: 1994
 Subject to a Statutory end date? No

UR Designation	
Slum	12/1987
Blighted	12/1987
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	10,100	0	0	0	0	0	10,100	0	10,100
Taxable	7,256	0	0	0	0	0	7,256	0	7,256
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	7,256	1,140	6,116	134

FY 2025 TIF Revenue Received: 25

TIF Taxing District Data Collection

Local Government Name: SIOUX CITY (97G938)
 Urban Renewal Area: SIOUX CITY DONNER PARK URBAN RENEWAL (97007)
 TIF Taxing District Name: SIOUX CITY CITY/SIOUX CITY SCH/DONNER PK AM 6 TIF - INCR
 TIF Taxing District Inc. Number: 970217
 TIF Taxing District Base Year: 1998
 FY TIF Revenue First Received: 2000
 Subject to a Statutory end date? No

UR Designation	
Slum	03/1997
Blighted	03/1997
Economic Development	03/1997

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	21,114,800	0	0	0	-28,000	21,028,300	0	21,028,300
Taxable	0	9,785,189	0	0	0	-28,000	9,698,689	0	9,698,689
Homestead Credits									41

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	35,000	9,698,689	1,523,312	8,175,377	263,893

FY 2025 TIF Revenue Received: 49,832

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TIF Taxing District Data Collection

Local Government Name: SIOUX CITY (97G938)
 Urban Renewal Area: SIOUX CITY DONNER PARK URBAN RENEWAL (97007)
 TIF Taxing District Name: SIOUX CITY CITY/SGT BLUFF SCH/DONNER PK AM 3 TIF - INCR
 TIF Taxing District Inc. Number: 970220
 TIF Taxing District Base Year: 1998
 FY TIF Revenue First Received: 2000
 Subject to a Statutory end date? No

UR Designation	
Slum	12/1992
Blighted	12/1992
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

TIF Taxing District Data Collection

Local Government Name: SIOUX CITY (97G938)
 Urban Renewal Area: SIOUX CITY DONNER PARK URBAN RENEWAL (97007)
 TIF Taxing District Name: SIOUX CITY CITY/SGT BLUFF SCH/DONNER PARK AM#8 TIF INCR
 TIF Taxing District Inc. Number: 970257
 TIF Taxing District Base Year: 2008
 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	23,638,300	21,547,600	0	0	45,185,900	0	45,185,900
Taxable	0	0	20,685,096	19,261,872	0	0	39,946,968	0	39,946,968
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	3,633,230	39,946,968	19,372,597	20,574,371	625,816

FY 2025 TIF Revenue Received: 589,262

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TIF Taxing District Data Collection

Local Government Name: SIOUX CITY (97G938)
 Urban Renewal Area: SIOUX CITY DONNER PARK URBAN RENEWAL (97007)
 TIF Taxing District Name: SIOUX CITY CITY AG/SGT BLUFF SCH/DONNER PARK AM 8 INCR
 TIF Taxing District Inc. Number: 970259
 TIF Taxing District Base Year: 2009
 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	17,700	0	0	0	0	0	17,700	0	17,700
Taxable	12,715	0	0	0	0	0	12,715	0	12,715
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	75,390	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: SIOUX CITY (97G938)
 Urban Renewal Area: SIOUX CITY DONNER PARK URBAN RENEWAL (97007)
 TIF Taxing District Name: SIOUX CITY CITY/SIOUX CITY SCH/DONNER PARK AM 8 INCR
 TIF Taxing District Inc. Number: 970261
 TIF Taxing District Base Year: 2010
 FY TIF Revenue First Received: 2010
 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	29,548,400	1,160,200	0	0	-64,000	30,553,600	0	30,553,600
Taxable	0	13,693,562	978,694	0	0	-64,000	14,517,256	0	14,517,256
Homestead Credits									75

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	23,262,300	7,355,300	1,169,543	6,185,757	199,670

FY 2025 TIF Revenue Received: 37,822

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TIF Taxing District Data Collection

Local Government Name: SIOUX CITY (97G938)
 Urban Renewal Area: SIOUX CITY DONNER PARK URBAN RENEWAL (97007)
 TIF Taxing District Name: SIOUX CITY CITY/SIOUX CITY SCH/DONNER PARK AM 8 TIF INCR
 TIF Taxing District Inc. Number: 970263
 TIF Taxing District Base Year: 2009
 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	180,600	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: SIOUX CITY (97G938)
 Urban Renewal Area: SIOUX CITY DONNER PARK URBAN RENEWAL (97007)
 TIF Taxing District Name: SIOUX CITY CITY/SGT BLUFF SCH/DONNER PARK AM 8 TIF INCR
 TIF Taxing District Inc. Number: 970265
 TIF Taxing District Base Year: 2009
 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	15,397,700	6,036,400	0	0	21,434,100	0	21,434,100
Taxable	0	0	13,661,473	5,301,788	0	0	18,963,261	0	18,963,261
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	10,406,100	11,028,000	5,348,115	5,679,885	172,766

FY 2025 TIF Revenue Received: 162,675

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TIF Taxing District Data Collection

Local Government Name: SIOUX CITY (97G938)
 Urban Renewal Area: SIOUX CITY DONNER PARK URBAN RENEWAL (97007)
 TIF Taxing District Name: SIOUX CITY CITY/SIOUX CITY SCH/DONNER PARK AM 9 - TIF INCR
 TIF Taxing District Inc. Number: 970267
 TIF Taxing District Base Year: 2010
 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	2,070,000	0	0	0	-4,000	2,056,250	0	2,056,250
Taxable	0	959,295	0	0	0	-4,000	945,545	0	945,545
Homestead Credits									4

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	186,920	945,545	148,511	797,034	25,727

FY 2025 TIF Revenue Received: 4,793

TIF Taxing District Data Collection

Local Government Name: SIOUX CITY (97G938)
 Urban Renewal Area: SIOUX CITY DONNER PARK URBAN RENEWAL (97007)
 TIF Taxing District Name: SIOUX CITY CITY/SGT BLUFF SCH/DONNER PARK AM 5 - TIF INCR
 TIF Taxing District Inc. Number: 970269
 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	36,450,700	0	0	0	-52,000	36,288,200	0	36,288,200
Taxable	0	16,892,273	0	0	0	-52,000	16,729,773	0	16,729,773
Homestead Credits									84

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	18,005,360	16,729,773	8,113,236	8,616,537	262,091

FY 2025 TIF Revenue Received: 246,700

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TIF Taxing District Data Collection

Local Government Name: SIOUX CITY (97G938)
 Urban Renewal Area: SIOUX CITY DONNER PARK URBAN RENEWAL (97007)
 TIF Taxing District Name: SIOUX CITY CITY/SGT BLUFF SCH/DONNER PARK AM 5 - TIF INCR
 TIF Taxing District Inc. Number: 970271
 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	2,666,700	1,433,400	0	0	4,100,100	0	4,100,100
Taxable	0	0	2,197,024	1,224,574	0	0	3,421,598	0	3,421,598
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	2,375,100	1,725,000	836,552	888,448	27,024

FY 2025 TIF Revenue Received: 25,446

TIF Taxing District Data Collection

Local Government Name: SIOUX CITY (97G938)
 Urban Renewal Area: SIOUX CITY DONNER PARK URBAN RENEWAL (97007)
 TIF Taxing District Name: DONNER PARK WEST D/PARK SL AM#8
 TIF Taxing District Inc. Number: 970283
 TIF Taxing District Base Year: 2014
 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	277,100	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 CITY (97G938)
 Urban Renewal Area: SIOUX CITY DONNER PARK URBAN RENEWAL (97007)
 TIF Taxing District Name: EAGLE RIDGE SUB/AREA ORIGINAL LL
 TIF Taxing District Inc. Number: 970285
 TIF Taxing District Base Year: 2014
 FY TIF Revenue First Received: 2018
 Subject to a Statutory end date? No

UR Designation	
Slum	06/2038
Blighted	06/2038
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

TIF Taxing District Data Collection

Local Government Name: SIOUX CITY (97G938)
 Urban Renewal Area: SIOUX CITY DONNER PARK URBAN RENEWAL (97007)
 TIF Taxing District Name: EAGLE RIDGE SUB/AREA ORIGINAL SL
 TIF Taxing District Inc. Number: 970287
 TIF Taxing District Base Year: 2014
 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	0	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: SIOUX CITY (97G938)
 Urban Renewal Area: SIOUX CITY TETON URBAN RENEWAL
 UR Area Number: 97008

UR Area Creation Date: 12/1991

UR Area Purpose: Strengthen the economy, alleviate and prevent conditions of unemployment, stimulate the development of Sioux City by the encouragement and assistance to residential and commercial enterprises

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
SIOUX CITY CITY/SIOUX CITY SCH/INDIAN HILLS TIF - INCR	970135	970136	0
SIOUX CITY CITY/SIOUX CITY SCH/TETON TIF - INCR	970137	970138	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	150,920,250	50,374,050	0	0	-196,000	200,799,300	0	200,799,300
Taxable	0	69,940,676	42,229,726	0	0	-196,000	111,675,402	0	111,675,402
Homestead Credits									267

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 157,706 0 **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	4,843
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	126,339
Total Revenue:	131,182

Rebate Expenditures:	0
Non-Rebate Expenditures:	46,375
Returned to County Treasurer:	0
Total Expenditures:	46,375

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 242,513 0 **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For SIOUX CITY TETON URBAN RENEWAL

719-334

Description:	Outer Belt Floyd to Lewis
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

549-153

Description:	Chambers/Glenn Oak Drainage
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

719-212

Description:	Glen Oaks Exit to Chambers
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Teton Admin

Description:	Teton Admin
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

719-344

Description:	41st Street Improvements -Bridge Removal
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

719-284

Description:	Chestnut Ave
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For SIOUX CITY TETON URBAN RENEWAL

TIF Admin

Debt/Obligation Type:	Other Debt
Principal:	93,446
Interest:	0
Total:	93,446
Annual Appropriation?:	No
Date Incurred:	07/01/2015
FY of Last Payment:	2024

Non-Rebates For SIOUX CITY TETON URBAN RENEWAL

TIF Expenditure Amount:	46,375
Tied To Debt:	TIF Admin
Tied To Project:	Teton Admin
TIF Expenditure Amount:	0
Tied To Project:	719-334
TIF Expenditure Amount:	0
Tied To Project:	719-344

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: SIOUX CITY (97G938)
 Urban Renewal Area: SIOUX CITY TETON URBAN RENEWAL (97008)
 TIF Taxing District Name: SIOUX CITY CITY/SIOUX CITY SCH/INDIAN HILLS TIF - INCR
 TIF Taxing District Inc. Number: 970136
 TIF Taxing District Base Year: 1991
 FY TIF Revenue First Received: 1993
 Subject to a Statutory end date? No

	UR Designation
Slum	12/1991
Blighted	12/1991
Economic Development	12/1991

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	55,664,250	12,099,850	0	0	-40,000	67,672,100	0	67,672,100
Taxable	0	25,796,368	9,937,290	0	0	-40,000	35,641,658	0	35,641,658
Homestead Credits									60

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,584,750	35,641,658	0	35,641,658	1,150,475

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: SIOUX CITY (97G938)
 Urban Renewal Area: SIOUX CITY TETON URBAN RENEWAL (97008)
 TIF Taxing District Name: SIOUX CITY CITY/SIOUX CITY SCH/TETON TIF - INCR
 TIF Taxing District Inc. Number: 970138
 TIF Taxing District Base Year: 1991
 FY TIF Revenue First Received: 1993
 Subject to a Statutory end date? No

	UR Designation
Slum	12/1991
Blighted	12/1991
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	95,256,000	38,274,200	0	0	-156,000	133,127,200	0	133,127,200
Taxable	0	44,144,308	32,292,436	0	0	-156,000	76,033,744	0	76,033,744
Homestead Credits									207

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	19,570,600	76,033,744	0	76,033,744	2,454,290

FY 2025 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: SIOUX CITY (97G938)
 Urban Renewal Area: SIOUX CITY HIGHLAND PARK URBAN RENEWAL
 UR Area Number: 97009
 UR Area Creation Date: 12/1992
 UR Area Purpose: This district has expired.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
SIOUX CITY CITY/SIOUX CITY SCH/HIGHLAND PARK TIF - INCR	970139	970140	0
SIOUX CITY CITY AG/SIOUX CITY SCH/HIGHLAND PARK TIF - INCR	970141	970142	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	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
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: SIOUX CITY (97G938)
 Urban Renewal Area: SIOUX CITY HIGHLAND PARK URBAN RENEWAL (97009)
 TIF Taxing District Name: SIOUX CITY CITY/SIOUX CITY SCH/HIGHLAND PARK TIF - INCR
 TIF Taxing District Inc. Number: 970140
 TIF Taxing District Base Year: 1992
 FY TIF Revenue First Received: 1995
 Subject to a Statutory end date? No

UR Designation	
Slum	12/1992
Blighted	12/1992
Economic Development	12/1992

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	15,768,393	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: SIOUX CITY (97G938)
 Urban Renewal Area: SIOUX CITY HIGHLAND PARK URBAN RENEWAL (97009)
 TIF Taxing District Name: SIOUX CITY CITY AG/SIOUX CITY SCH/HIGHLAND PARK TIF - INCR
 TIF Taxing District Inc. Number: 970142
 TIF Taxing District Base Year: 1992
 FY TIF Revenue First Received: 1995
 Subject to a Statutory end date? No

UR Designation	
Slum	12/1992
Blighted	12/1992
Economic Development	12/1992

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	13,700	0	0	0	0

FY 2025 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: SIOUX CITY (97G938)
 Urban Renewal Area: SIOUX CITY HOEVEN URBAN RENEWAL
 UR Area Number: 97022

UR Area Creation Date: 08/2003

Determined the existence of a slum and blighted area within the City of Sioux City. Repay bonds that will be sold for land acquisition, relocation and street construction costs.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
SIOUX CITY CITY/SIOUX CITY SCH/HOEVEN TIF - INCR	970223	970224	0
SIOUX CITY CITY AG/SIOUX CITY SCH/HOEVEN TIF - INCR	970225	970226	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	238,800	9,682,800	97,336,884	43,129,600	0	-20,000	150,345,334	0	150,345,334
Taxable	171,548	4,487,280	77,856,375	37,972,842	0	-20,000	120,445,295	0	120,445,295
Homestead Credits									42

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **941,418** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	26,821
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	398,917
Total Revenue:	425,738

Rebate Expenditures:	0
Non-Rebate Expenditures:	39,102
Returned to County Treasurer:	0
Total Expenditures:	39,102

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **1,328,054** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For SIOUX CITY HOEVEN URBAN RENEWAL

TIF Administration

Description:	TIF area administration
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

A.D. LLC - Fenton

Description:	Building - Warehouse
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	Yes

719-071

Description:	18th Street Viaduct
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For SIOUX CITY HOEVEN URBAN RENEWAL

TIF Administration

Debt/Obligation Type:	Internal Loans
Principal:	54,767
Interest:	0
Total:	54,767
Annual Appropriation?:	Yes
Date Incurred:	07/01/2015
FY of Last Payment:	2026

911-191

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	26,428
Interest:	599
Total:	27,027
Annual Appropriation?:	Yes
Date Incurred:	06/01/2021
FY of Last Payment:	2026

Non-Rebates For SIOUX CITY HOEVEN URBAN RENEWAL

TIF Expenditure Amount:	25,473
Tied To Debt:	TIF Administration
Tied To Project:	TIF Administration

TIF Expenditure Amount:	13,629
Tied To Debt:	911-191
Tied To Project:	719-071

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: SIOUX CITY (97G938)
 Urban Renewal Area: SIOUX CITY HOEVEN URBAN RENEWAL (97022)
 TIF Taxing District Name: SIOUX CITY CITY/SIOUX CITY SCH/HOEVEN TIF - INCR
 TIF Taxing District Inc. Number: 970224
 TIF Taxing District Base Year: 2003
 FY TIF Revenue First Received: 2004
 Subject to a Statutory end date? No

UR Designation	
Slum	08/2003
Blighted	08/2003
Economic Development	08/2003

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	9,682,800	97,336,884	43,129,600	0	-20,000	150,106,534	0	150,106,534
Taxable	0	4,487,280	77,856,375	37,972,842	0	-20,000	120,273,747	0	120,273,747
Homestead Credits									42

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	62,979,967	87,146,567	0	87,146,567	2,813,000

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: SIOUX CITY (97G938)
 Urban Renewal Area: SIOUX CITY HOEVEN URBAN RENEWAL (97022)
 TIF Taxing District Name: SIOUX CITY CITY AG/SIOUX CITY SCH/HOEVEN TIF - INCR
 TIF Taxing District Inc. Number: 970226
 TIF Taxing District Base Year: 2003
 FY TIF Revenue First Received: 2004
 Subject to a Statutory end date? No

UR Designation	
Slum	08/2003
Blighted	08/2003
Economic Development	08/2003

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	238,800	0	0	0	0	0	238,800	0	238,800
Taxable	171,548	0	0	0	0	0	171,548	0	171,548
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	50,900	171,548	0	171,548	3,751

FY 2025 TIF Revenue Received: 0