

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: CLARION (99G949)
 Urban Renewal Area: CLARION URBAN RENEWAL
 UR Area Number: 99013

UR Area Creation Date: 03/1990

To meet long-standing goals of achieving redevelopment, economic development and blight elimination through public investment in infrastructure improvements, acquisition of property, provision of loans, grants and tax rebates.

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
CLARION CITY/CL-GF SCH/ SV-HARDEES UR TIF INCREM	990077	990078	349,152
CLARION CITY/CL-GF SCH/PLACES UR TIF INCREM	990083	990084	389,607
CLARION CITY/CL-GF SCH/HOTEL UR TIF INCREM	990085	990086	35,741
CLARION CITYAG/CL-GF SCH/NW UR TIF INCREM	990087	990088	0
CLARION CITY AG/CL-GF SCH/#2 UR TIF INCREM	990089	990090	1,989
CLARION CITY/CL-GF SCH/#2 UR TIF INCREM	990091	990092	2,220,653
CLARION CITY AG/CL-GF SCH/#1 UR TIF INCREM	990093	990094	0
CLARION CITY/CL-GF SCH/#1 UR TIF INCREM	990095	990096	5,272,632
CLARION CITY/CL-GF SCH/NEODATA UR TIF INCREM	990135	990136	595,631
CLARION CITY/CL-GF SCH/2000 UR TIF INCREM	990137	990138	398,743
CLARION CITY AG/CL-GF SCH/INDUSTRIAL PARK UR TIF INCREM	990139	990140	0
CLARION CITY/CL-GF SCH/MAASDAM UR TIF INCREM	990141	990142	7,997
CLARION CITY/CL-GF SCH/INDUSTRIAL PARK UR TIF INCREM	990143	990144	1,435,988
CLARION CITY/CL-GF SCH/BANK FUNERAL STRONGHOLD UR TIF INCREM	990167	990168	796,271
CLARION CORP/CGD/WHITE FOX HANSON REESE	990214	990215	973,962

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	53,300	19,914,112	19,610,488	16,974,200	0	-60,000	56,414,100	0	56,414,100
Taxable	38,289	9,228,755	13,886,854	15,014,837	0	-60,000	38,030,735	0	38,030,735
Homestead Credits									69

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **-47,589** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	382,514
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	382,514

Rebate Expenditures:	49,470
Non-Rebate Expenditures:	337,550
Returned to County Treasurer:	0
Total Expenditures:	387,020

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **-52,095** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For CLARION URBAN RENEWAL

Aquatic Center

Description:	Construction of aquatic center improvements
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	No

Ambulance/Police Station

Description:	Site redevelopment by construction of police/ambulance building
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

Infrastructure Improvements

Description:	Construction of utility improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

TIF Program Management

Description:	Adminstration of TIF program
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

White Fox Landing Dev.

Description:	Public Improvements in Subdivision
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Boulders Hotel

Description:	economic deveolpment incentive
Classification:	Commercial - hotels and conference centers
Physically Complete:	Yes
Payments Complete:	No

Administrative Fees

Description:	Costs of Chamber of Commerce membership, legal counsel, publication of notices, legal recordings and financial consulting fees
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

First Steps Daycare

Description:	Renovation of acquired property into daycare.
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

Aspen Drive Project

Description:	Construction of Aspen Drive
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Gold Eagle Coop

Description:	Provision of TIF rebate to industry
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	No

Wright Family Dentist

Description:	Provision of TIF rebate to industry
Classification:	Commercial-Medical
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For CLARION URBAN RENEWAL

2009 General Obligation Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	250,000
Interest:	38,100
Total:	288,100
Annual Appropriation?:	No
Date Incurred:	06/01/2010
FY of Last Payment:	2028

2014A General Obligation Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	100,000
Interest:	3,900
Total:	103,900
Annual Appropriation?:	Yes
Date Incurred:	06/26/2014
FY of Last Payment:	2025

2014B General Obligation Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,485,000
Interest:	288,650
Total:	1,773,650
Annual Appropriation?:	Yes
Date Incurred:	06/26/2014
FY of Last Payment:	2032

Boulder Hotel rebate

Debt/Obligation Type:	Rebates
Principal:	68,000
Interest:	0
Total:	68,000
Annual Appropriation?:	Yes
Date Incurred:	09/24/2014
FY of Last Payment:	2027

Administrative Transfer

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	07/01/2019
FY of Last Payment:	2020

Wright Family Dental

Debt/Obligation Type:	Rebates
Principal:	124,110
Interest:	0
Total:	124,110
Annual Appropriation?:	Yes
Date Incurred:	02/02/2021
FY of Last Payment:	2031

Apartment Grants

Debt/Obligation Type:	Rebates
Principal:	120,000
Interest:	0
Total:	120,000
Annual Appropriation?:	Yes
Date Incurred:	06/30/2024
FY of Last Payment:	2026

Other Uses

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	06/30/2024
FY of Last Payment:	2024

Non-Rebates For CLARION URBAN RENEWAL

TIF Expenditure Amount:	75,000
Tied To Debt:	2009 General Obligation Bonds
Tied To Project:	Ambulance/Police Station
TIF Expenditure Amount:	103,900
Tied To Debt:	2014A General Obligation Bond
Tied To Project:	White Fox Landing Dev.
TIF Expenditure Amount:	158,650
Tied To Debt:	2014B General Obligation Bond
Tied To Project:	White Fox Landing Dev.
TIF Expenditure Amount:	0
Tied To Debt:	Administrative Transfer
Tied To Project:	Administrative Fees
TIF Expenditure Amount:	0
Tied To Debt:	Other Uses
Tied To Project:	Aquatic Center

Rebates For CLARION URBAN RENEWAL

500 Central Ave W

TIF Expenditure Amount:	34,000
Rebate Paid To:	Boulders Hotel Group
Tied To Debt:	Boulder Hotel rebate
Tied To Project:	Boulders Hotel
Projected Final FY of Rebate:	2027

1403 Central Ave W

TIF Expenditure Amount:	15,470
Rebate Paid To:	Wright Family Dental
Tied To Debt:	Administrative Transfer
Tied To Project:	Wright Family Dentist
Projected Final FY of Rebate:	2031

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TIF Taxing District Data Collection

Local Government Name: CLARION (99G949)
 Urban Renewal Area: CLARION URBAN RENEWAL (99013)
 TIF Taxing District Name: CLARION CITY/CL-GF SCH/ SV-HARDEES UR TIF INCREM
 TIF Taxing District Inc. Number: 990078
 TIF Taxing District Base Year: 1990
 FY TIF Revenue First Received: 1993
 Subject to a Statutory end date? No

UR Designation	
Slum	03/1990
Blighted	03/1990
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	1,263,800	0	0	0	1,263,800	0	1,263,800
Taxable	0	0	1,004,134	0	0	0	1,004,134	0	1,004,134
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	98,469	1,004,134	349,152	654,982	23,532

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: CLARION (99G949)
 Urban Renewal Area: CLARION URBAN RENEWAL (99013)
 TIF Taxing District Name: CLARION CITY/CL-GF SCH/PLACES UR TIF INCREM
 TIF Taxing District Inc. Number: 990084
 TIF Taxing District Base Year: 1990
 FY TIF Revenue First Received: 1993
 Subject to a Statutory end date? No

UR Designation	
Slum	10/1990
Blighted	10/1990
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	1,390,500	0	0	0	1,390,500	0	1,390,500
Taxable	0	0	1,120,478	0	0	0	1,120,478	0	1,120,478
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	3,092	1,120,478	389,607	730,871	26,259

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: CLARION (99G949)
 Urban Renewal Area: CLARION URBAN RENEWAL (99013)
 TIF Taxing District Name: CLARION CITY/CL-GF SCH/HOTEL UR TIF INCREM
 TIF Taxing District Inc. Number: 990086
 TIF Taxing District Base Year: 1990
 FY TIF Revenue First Received: 1993
 Subject to a Statutory end date? No

UR Designation	
Slum	10/1990
Blighted	10/1990
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	93,439	128,361	0	0	0	221,800	0	221,800
Taxable	0	43,302	59,487	0	0	0	102,789	0	102,789
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	79,200	102,789	35,741	67,048	2,409

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: CLARION (99G949)
 Urban Renewal Area: CLARION URBAN RENEWAL (99013)
 TIF Taxing District Name: CLARION CITYAG/CL-GF SCH/NW UR TIF INCREM
 TIF Taxing District Inc. Number: 990088
 TIF Taxing District Base Year: 1989
 FY TIF Revenue First Received: 1993
 Subject to a Statutory end date? No

UR Designation	
Slum	10/1990
Blighted	10/1990
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	8,900	0	0	0	0	0	8,900	0	8,900
Taxable	6,394	0	0	0	0	0	6,394	0	6,394
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	9,628	0	0	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: CLARION (99G949)
 Urban Renewal Area: CLARION URBAN RENEWAL (99013)
 TIF Taxing District Name: CLARION CITY AG/CL-GF SCH/#2 UR TIF INCREM
 TIF Taxing District Inc. Number: 990090
 TIF Taxing District Base Year: 1991
 FY TIF Revenue First Received: 1995
 Subject to a Statutory end date? No

UR Designation	
Slum	11/1992
Blighted	11/1992
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	30,200	0	0	0	0	0	30,200	0	30,200
Taxable	21,694	0	0	0	0	0	21,694	0	21,694
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	24,477	5,723	1,989	3,734	87

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: CLARION (99G949)
 Urban Renewal Area: CLARION URBAN RENEWAL (99013)
 TIF Taxing District Name: CLARION CITY/CL-GF SCH/#2 UR TIF INCREM
 TIF Taxing District Inc. Number: 990092
 TIF Taxing District Base Year: 1991
 FY TIF Revenue First Received: 1995
 Subject to a Statutory end date? No

UR Designation	
Slum	11/1992
Blighted	11/1992
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	8,120,102	3,850,698	0	0	-32,000	11,903,050	0	11,903,050
Taxable	0	3,763,086	2,691,079	0	0	-32,000	6,386,415	0	6,386,415
Homestead Credits									32

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	3,295,490	6,386,415	2,220,653	4,165,762	149,669

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: CLARION (99G949)
 Urban Renewal Area: CLARION URBAN RENEWAL (99013)
 TIF Taxing District Name: CLARION CITY AG/CL-GF SCH/#1 UR TIF INCREM
 TIF Taxing District Inc. Number: 990094
 TIF Taxing District Base Year: 1990
 FY TIF Revenue First Received: 1995
 Subject to a Statutory end date? No

UR Designation	
Slum	11/1992
Blighted	11/1992
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	1,200	0	0	0	0	0	1,200	0	1,200
Taxable	862	0	0	0	0	0	862	0	862
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	8,547	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: CLARION (99G949)
 Urban Renewal Area: CLARION URBAN RENEWAL (99013)
 TIF Taxing District Name: CLARION CITY/CL-GF SCH/#1 UR TIF INCREM
 TIF Taxing District Inc. Number: 990096
 TIF Taxing District Base Year: 1990
 FY TIF Revenue First Received: 1994
 Subject to a Statutory end date? No

UR Designation	
Slum	11/1991
Blighted	11/1991
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	3,717,071	7,199,829	12,608,600	0	-8,000	23,501,250	0	23,501,250
Taxable	0	1,722,593	4,359,363	11,216,907	0	-8,000	17,274,613	0	17,274,613
Homestead Credits									18

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	7,478,916	16,030,334	5,272,632	10,757,702	386,506

FY 2025 TIF Revenue Received: 382,514

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TIF Taxing District Data Collection

Local Government Name: CLARION (99G949)
 Urban Renewal Area: CLARION URBAN RENEWAL (99013)
 TIF Taxing District Name: CLARION CITY/CL-GF SCH/NEODATA UR TIF INCREM
 TIF Taxing District Inc. Number: 990136
 TIF Taxing District Base Year: 1997
 FY TIF Revenue First Received: 2000
 Subject to a Statutory end date? No

UR Designation	
Slum	12/1997
Blighted	12/1997
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	1,957,900	19,400	0	0	1,977,300	0	1,977,300
Taxable	0	0	1,695,664	17,322	0	0	1,712,986	0	1,712,986
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	7,300	1,712,986	595,631	1,117,355	40,145

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: CLARION (99G949)
 Urban Renewal Area: CLARION URBAN RENEWAL (99013)
 TIF Taxing District Name: CLARION CITY/CL-GF SCH/2000 UR TIF INCREM
 TIF Taxing District Inc. Number: 990138
 TIF Taxing District Base Year: 2000
 FY TIF Revenue First Received: 2003
 Subject to a Statutory end date? No

UR Designation	
Slum	05/2000
Blighted	05/2000
Economic Development	No

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,784,600	517,300	0	0	-12,000	2,283,400	0	2,283,400
Taxable	0	827,031	338,223	0	0	-12,000	1,146,754	0	1,146,754
Homestead Credits									10

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,011,700	1,146,754	398,743	748,011	26,875

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: CLARION (99G949)
 Urban Renewal Area: CLARION URBAN RENEWAL (99013)
 TIF Taxing District Name: CLARION CITY AG/CL-GF SCH/INDUSTRIAL PARK UR TIF INCREM
 TIF Taxing District Inc. Number: 990140
 TIF Taxing District Base Year: 2000
 FY TIF Revenue First Received: 2004
 Subject to a Statutory end date? No

UR Designation	
Slum	05/2001
Blighted	05/2001
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	13,000	0	0	0	0	0	13,000	0	13,000
Taxable	9,339	0	0	0	0	0	9,339	0	9,339
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	52,900	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: CLARION (99G949)
 Urban Renewal Area: CLARION URBAN RENEWAL (99013)
 TIF Taxing District Name: CLARION CITY/CL-GF SCH/MAASDAM UR TIF INCREM
 TIF Taxing District Inc. Number: 990142
 TIF Taxing District Base Year: 2000
 FY TIF Revenue First Received: 2004
 Subject to a Statutory end date? No

UR Designation	
Slum	05/2001
Blighted	05/2001
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	50,600	0	0	0	50,600	0	50,600
Taxable	0	0	23,449	0	0	0	23,449	0	23,449
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	27,600	23,000	7,997	15,003	539

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: CLARION (99G949)
 Urban Renewal Area: CLARION URBAN RENEWAL (99013)
 TIF Taxing District Name: CLARION CITY/CL-GF SCH/INDUSTRIAL PARK UR TIF INCREM
 TIF Taxing District Inc. Number: 990144
 TIF Taxing District Base Year: 2000
 FY TIF Revenue First Received: 2004
 Subject to a Statutory end date? No

UR Designation	
Slum	05/2001
Blighted	05/2001
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	268,600	345,100	4,346,200	0	0	4,959,900	0	4,959,900
Taxable	0	124,476	224,698	3,780,608	0	0	4,129,782	0	4,129,782
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	14,500	4,129,782	1,435,988	2,693,794	96,783

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: CLARION (99G949)
 Urban Renewal Area: CLARION URBAN RENEWAL (99013)
 TIF Taxing District Name: CLARION CITY/CL-GF SCH/BANK FUNERAL STRONGHOLD UR TIF INCREM
 TIF Taxing District Inc. Number: 990168
 TIF Taxing District Base Year: 2012
 FY TIF Revenue First Received: 2017
 Subject to a Statutory end date? No

UR Designation	
Slum	02/2014
Blighted	02/2014
Economic Development	02/2014

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	2,750,200	0	0	0	2,750,200	0	2,750,200
Taxable	0	0	2,290,010	0	0	0	2,290,010	0	2,290,010
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	340,200	2,290,010	796,271	1,493,739	53,667

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: CLARION (99G949)
 Urban Renewal Area: CLARION URBAN RENEWAL (99013)
 TIF Taxing District Name: CLARION CORP/CGD/WHITE FOX HANSON REESE
 TIF Taxing District Inc. Number: 990215
 TIF Taxing District Base Year: 2013
 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	5,930,300	156,200	0	0	-8,000	6,059,000	0	6,059,000
Taxable	0	2,748,267	80,269	0	0	-8,000	2,801,036	0	2,801,036
Homestead Credits									8

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	230,800	2,801,036	973,962	1,827,074	65,644

FY 2025 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: CLARION (99G949)
 Urban Renewal Area: CLARION CITY GOLD EAGLE COOP URBAN RENEWAL
 UR Area Number: 99014

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
CLARION CITY/CGD SCH/GE COOP INCREM	990218	990219	8,429,017

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	10,011,900	0	0	0	10,011,900	0	10,011,900
Taxable	0	0	8,945,224	0	0	0	8,945,224	0	8,945,224
Homestead Credits									0

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

TIF Revenue:	261,309
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	261,309

Rebate Expenditures:	0
Non-Rebate Expenditures:	261,309
Returned to County Treasurer:	0
Total Expenditures:	261,309

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

Projects For CLARION CITY GOLD EAGLE COOP URBAN RENEWAL

Daycare

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

Gold Eagle

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

Administration

Description:	Other Uses
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For CLARION CITY GOLD EAGLE COOP URBAN RENEWAL

Daycare

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,830,195
Interest:	0
Total:	1,830,195
Annual Appropriation?:	No
Date Incurred:	06/01/2022
FY of Last Payment:	2040

Gold Eagle

Debt/Obligation Type:	Rebates
Principal:	498,000
Interest:	0
Total:	498,000
Annual Appropriation?:	Yes
Date Incurred:	06/01/2022
FY of Last Payment:	2028

Administration

Debt/Obligation Type:	Internal Loans
Principal:	104,129
Interest:	0
Total:	104,129
Annual Appropriation?:	Yes
Date Incurred:	06/01/2022
FY of Last Payment:	2027

Non-Rebates For CLARION CITY GOLD EAGLE COOP URBAN RENEWAL

TIF Expenditure Amount:	117,930
Tied To Debt:	Daycare
Tied To Project:	Daycare

TIF Expenditure Amount:	133,379
Tied To Debt:	Gold Eagle
Tied To Project:	Gold Eagle

TIF Expenditure Amount:	10,000
Tied To Debt:	Administration
Tied To Project:	Administration

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: CLARION (99G949)
 Urban Renewal Area: CLARION CITY GOLD EAGLE COOP URBAN RENEWAL (99014)
 TIF Taxing District Name: CLARION CITY/CGD SCH/GE COOP INCREM
 TIF Taxing District Inc. Number: 990219
 TIF Taxing District Base Year: 2021
 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	10,011,900	0	0	0	10,011,900	0	10,011,900
Taxable	0	0	8,945,224	0	0	0	8,945,224	0	8,945,224
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	228,400	8,945,224	8,429,017	516,207	12,548

FY 2025 TIF Revenue Received: 261,309