

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: DYERSVILLE
Local Government Number: 31G290

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
DYERSVILLE ECONOMIC DEVELOPMENT URBAN RENEWAL	28010	12
DYERSVILLE URBAN RENEWAL	31032	22
DYERSVILLE CITY CASTING CORNERS	31055	1
DYERSVILLE CITY DOWNTOWN URBAN RENEWAL	31056	1

TIF Debt Outstanding: 21,633,616

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 3,339,233 0 Amount of 07-01-2024 Cash Balance Restricted for LMI

TIF Revenue: 0
TIF Sp. Revenue Fund Interest: 0
Property Tax Replacement Claims 2,164,075
Asset Sales & Loan Repayments: 0
Total Revenue: 2,164,075

Rebate Expenditures: 889,662
Non-Rebate Expenditures: 712,106
Returned to County Treasurer: 0
Total Expenditures: 1,601,768

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 3,901,540 0 Amount of 06-30-2025 Cash Balance Restricted for LMI

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 16,130,308

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Urban Renewal Area Data Collection

Local Government Name: DYERSVILLE (31G290)
 Urban Renewal Area: DYERSVILLE ECONOMIC DEVELOPMENT URBAN RENEWAL
 UR Area Number: 28010

UR Area Creation Date: 07/2004

Creation of financial incentives necessary to attract and retain industries and business to the community; expansion of the existing property tax base of the community; and, creation and retention of permanent employment opportunities for local residents.

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
DYERSVILLE CITY AG/W DUBUQUE SCH/TIF1/UR INCREMENT (ORIG)	280104	280105	0
DYERSVILLE CITY/W DUBUQUE SCH/TIF2/UR INCREMENT (ORIG)	280117	280118	17,188,744
DYERSVILLE CITY AG/W DUBUQUE SCH/TIF 2/UR INCREMENT (ORIG)	280119	280120	0
DYERSVILLE CITY/W DUBUQUE SCH/TIF1/UR INCREMENT (ORIG)	280139	280140	2,044,650
DYERSVILLE CITY/W DUBUQUE SCH/TIF 3/UR INCREMENT (AMEND)	280183	280184	17,931,146
DYERSVILLE CITY AG/W DUBUQUE SCH/TIF 3/UR INCREMENT (AMEND)	280185	280186	0
DYERSVILLE CITY/W DUBUQUE SCH/TIF 4/UR INCREMENT (AMEND)	280187	280188	15,227,285
DYERSVILLE CITY AG/W DUBUQUE SCH/TIF4/UR INCREMENT (AMEND)	280189	280190	0
DYERSVILLE CITY/W DUBUQUE SCH/TIF 5/UR INCREMENT (AMEND)	280196	280197	1,303,785
DYERSVILLE CITY AG/W DUBUQUE SCH/TIF 5/UR INCREMENT (AMEND)	280198	280199	0
DYERSVILLE CITY/WESTERN DUBUQUE SCH/TIF 6/INCREMENT	280211	280212	271,150
DYERSVILLE CORP/W DUBUQUE SCH/TIF 7 INCREMENT	280215	280216	1,161,078

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	370,500	33,115,300	39,615,000	44,223,600	0	-32,000	117,230,650	0	117,230,650
Taxable	266,157	15,346,560	34,372,381	39,408,325	0	-32,000	89,299,673	0	89,299,673
Homestead Credits									78

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	2,490,244	0		Amount of 07-01-2024 Cash Balance Restricted for LMI
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TIF Revenue:	0			
TIF Sp. Revenue Fund Interest:	0			
Property Tax Replacement Claims	1,322,593			
Asset Sales & Loan Repayments:	0			
Total Revenue:	1,322,593			

Rebate Expenditures:	800,854			
Non-Rebate Expenditures:	209,736			
Returned to County Treasurer:	0			
Total Expenditures:	1,010,590			

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	2,802,247	0		Amount of 06-30-2025 Cash Balance Restricted for LMI
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Projects For DYERSVILLE ECONOMIC DEVELOPMENT URBAN RENEWAL

2008 General Obligation Bonds

Description:	Industrial Park Expansion in water/sewer mains and economic development grant
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Dyersville Industries (Lamers Property)

Description:	TIF Rebate for Expansion of Industrial Property
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Engineering Services & Products

Description:	TIF Rebate for Expansion of Building and Property
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Digga North America, Inc.

Description:	TIF Rebate for Expansion of Building and Property
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Dyersville Industries (Dardis)

Description:	TIF Rebate for Expansion of Building and Property
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

KC Kramer, LLC

Description:	TIF Rebate for Expansion of Building and Property
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

JEDA Polymers, LLC

Description:	TIF Rebate for Expansion of Building and Property
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Dyersville Industries (Ind. Park 2nd Phase)

Description:	Economic Development Grant to assist in the construction of 2nd Phase of Industrial Park
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Advanced Precast Co

Description:	TIF Rebate for Expansion of Building and Property
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Decker Concrete

Description:	TIF Rebate for Decker Concrete
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Alliance Insurance Mutual

Description:	TIF Rebate for Alliance Insurance Mutual
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

Dyersville Industries (TOMY)

Description:	Economic Development Grant to Assist in the Redevelopment of an Old Industrial Facilities
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

DOT Rebate Agreement

Description:	DOT Rebate for moving water sewer lines near highway
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Hall of Fame Agreement

Description:	Hall of Fame Agreement
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	No

Advanced Properties

Description:	Advanced Properties
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

Willow Pear

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

Dyersville Hotel Investors

Description:	TIF Rebate for New Hotel
Classification:	Commercial - hotels and conference centers
Physically Complete:	No
Payments Complete:	No

Dyersville Industries (Child Care)

Description:	TIF Rebate for New Childcare Center
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

Dyersville Industries (20 W Industrial Park)

Description:	TIF Rebate for Public Infrastructure
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Crownline Properties LLC

Description:	TIF Rebate for New Warehouse
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For DYERSVILLE ECONOMIC DEVELOPMENT URBAN RENEWAL

Engineering Services & Products Co. (Farmtek)

Debt/Obligation Type:	Rebates
Principal:	193,560
Interest:	0
Total:	193,560
Annual Appropriation?:	No
Date Incurred:	08/16/2010
FY of Last Payment:	2027

Digga North America, Inc.

Debt/Obligation Type:	Rebates
Principal:	200,001
Interest:	0
Total:	200,001
Annual Appropriation?:	No
Date Incurred:	04/16/2012
FY of Last Payment:	2028

Dyersville Industries (Dardis)

Debt/Obligation Type:	Rebates
Principal:	261,567
Interest:	0
Total:	261,567
Annual Appropriation?:	Yes
Date Incurred:	12/30/2013
FY of Last Payment:	2030

KC Kramer, LLC

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	05/05/2014
FY of Last Payment:	2020

JEDA Polymers, LLC

Debt/Obligation Type:	Rebates
Principal:	107,959
Interest:	0
Total:	107,959
Annual Appropriation?:	Yes
Date Incurred:	05/19/2014
FY of Last Payment:	2026

Dyersville Industries (Ind. Park 2nd)

Debt/Obligation Type:	Rebates
Principal:	606,500
Interest:	0
Total:	606,500
Annual Appropriation?:	Yes
Date Incurred:	02/02/2015

FY of Last Payment: 2029

Advanced Precast Co

Debt/Obligation Type: Rebates
Principal: 1,001,811
Interest: 0
Total: 1,001,811
Annual Appropriation?: Yes
Date Incurred: 12/21/2015
FY of Last Payment: 2033

Decker Concrete

Debt/Obligation Type: Rebates
Principal: 201,727
Interest: 0
Total: 201,727
Annual Appropriation?: Yes
Date Incurred: 06/30/2017
FY of Last Payment: 2028

Alliance Insurance Mutual

Debt/Obligation Type: Rebates
Principal: 0
Interest: 0
Total: 0
Annual Appropriation?: Yes
Date Incurred: 06/30/2017
FY of Last Payment: 2023

Dyersville Industries (TOMY)

Debt/Obligation Type: Rebates
Principal: 750,000
Interest: 0
Total: 750,000
Annual Appropriation?: Yes
Date Incurred: 06/30/2017
FY of Last Payment: 2029

Dyersville Industries (TOMY)

Debt/Obligation Type: Rebates
Principal: 0
Interest: 0
Total: 0
Annual Appropriation?: Yes
Date Incurred: 06/30/2017
FY of Last Payment: 2018

2018 GO Refunding

Debt/Obligation Type: Gen. Obligation Bonds/Notes
Principal: 2,209,363
Interest: 0
Total: 2,209,363
Annual Appropriation?: No
Date Incurred: 07/01/2017
FY of Last Payment: 2027

Willow Pear

Debt/Obligation Type: Rebates

Principal:	8,356
Interest:	0
Total:	8,356
Annual Appropriation?:	Yes
Date Incurred:	07/01/2017
FY of Last Payment:	2025

DOT Rebate Agreement

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	07/01/2018
FY of Last Payment:	2019

Hall of Fame

Debt/Obligation Type:	Rebates
Principal:	456,501
Interest:	0
Total:	456,501
Annual Appropriation?:	Yes
Date Incurred:	07/01/2018
FY of Last Payment:	2033

Digga North America (Res 79-19)

Debt/Obligation Type:	Rebates
Principal:	210,000
Interest:	0
Total:	210,000
Annual Appropriation?:	Yes
Date Incurred:	07/01/2019
FY of Last Payment:	2031

Advanced Properties

Debt/Obligation Type:	Rebates
Principal:	3,570,044
Interest:	0
Total:	3,570,044
Annual Appropriation?:	Yes
Date Incurred:	07/01/2020
FY of Last Payment:	2031

Ancient Brands

Debt/Obligation Type:	Rebates
Principal:	1,800,000
Interest:	0
Total:	1,800,000
Annual Appropriation?:	Yes
Date Incurred:	07/01/2021
FY of Last Payment:	2034

Dyersville Hotel Investors

Debt/Obligation Type:	Rebates
Principal:	2,200,000
Interest:	0
Total:	2,200,000
Annual Appropriation?:	Yes
Date Incurred:	05/19/2025

FY of Last Payment: 2038

Dyersville Industries (Child care)

Debt/Obligation Type:	Rebates
Principal:	500,000
Interest:	0
Total:	500,000
Annual Appropriation?:	Yes
Date Incurred:	11/18/2024
FY of Last Payment:	2035

Dyersville Industries (20 W Industrial Park)

Debt/Obligation Type:	Rebates
Principal:	870,000
Interest:	0
Total:	870,000
Annual Appropriation?:	Yes
Date Incurred:	11/18/2024
FY of Last Payment:	2037

Crowline Properties

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	02/17/2025
FY of Last Payment:	2041

Non-Rebates For DYERSVILLE ECONOMIC DEVELOPMENT URBAN RENEWAL

TIF Expenditure Amount:	209,736
Tied To Debt:	2018 GO Refunding
Tied To Project:	2008 General Obligation Bonds

Rebates For DYERSVILLE ECONOMIC DEVELOPMENT URBAN RENEWAL

Digga North America (Res. 27-12)

TIF Expenditure Amount:	0
Rebate Paid To:	Digga North America, Inc.
Tied To Debt:	Digga North America, Inc.
Tied To Project:	Digga North America, Inc.
Projected Final FY of Rebate:	2028

Dyersville Industries (Res. 07-15)

TIF Expenditure Amount:	121,500
Rebate Paid To:	Dyersville Industries, Inc.
Tied To Debt:	Dyersville Industries (Ind. Park 2nd)
Tied To Project:	Dyersville Industries (Ind. Park 2nd Phase)
Projected Final FY of Rebate:	2029

Dyersville Economic Development Commision

TIF Expenditure Amount:	0
Rebate Paid To:	Dyersville Economic Development Commision
Tied To Debt:	Dyersville Industries (TOMY)
Tied To Project:	Dyersville Industries (TOMY)
Projected Final FY of Rebate:	2029

TEK Supply

TIF Expenditure Amount:	94,894
Rebate Paid To:	Farm Tek
Tied To Debt:	Engineering Services & Products Co. (Farmtek)
Tied To Project:	Engineering Services & Products
Projected Final FY of Rebate:	2027

KC Kramer LLC

TIF Expenditure Amount:	0
Rebate Paid To:	KC Kramer
Tied To Debt:	KC Kramer, LLC
Tied To Project:	KC Kramer, LLC
Projected Final FY of Rebate:	2020

Dyersville Industries (Dardis)

TIF Expenditure Amount:	37,567
Rebate Paid To:	Dyersville Industries (Dardis)
Tied To Debt:	Dyersville Industries (Dardis)
Tied To Project:	Dyersville Industries (Dardis)
Projected Final FY of Rebate:	2030

JEDA Polymers, LLC

TIF Expenditure Amount:	53,459
Rebate Paid To:	JEDA Polymers, LLC
Tied To Debt:	JEDA Polymers, LLC
Tied To Project:	JEDA Polymers, LLC

Projected Final FY of Rebate: 2026

Decker Concrete

TIF Expenditure Amount: 51,727
Rebate Paid To: Decker Concrete
Tied To Debt: Decker Concrete
Tied To Project: Decker Concrete
Projected Final FY of Rebate: 2028

Dyersville Industries

TIF Expenditure Amount: 0
Rebate Paid To: Dyersville Industries
Tied To Debt: Dyersville Industries (TOMY)
Tied To Project: Dyersville Industries (TOMY)
Projected Final FY of Rebate: 2029

Iowa DOT

TIF Expenditure Amount: 0
Rebate Paid To: Iowa DOT
Tied To Debt: DOT Rebate Agreement
Tied To Project: DOT Rebate Agreement
Projected Final FY of Rebate: 2019

Hall of Fame Agreement

TIF Expenditure Amount: 23,165
Rebate Paid To: Hall of Fame
Tied To Debt: Hall of Fame
Tied To Project: Hall of Fame Agreement
Projected Final FY of Rebate: 2033

Dyersville Industries (TOMY)

TIF Expenditure Amount: 125,000
Rebate Paid To: Dyersville Industries (TOMY)
Tied To Debt: Dyersville Industries (TOMY)
Tied To Project: Dyersville Industries (TOMY)
Projected Final FY of Rebate: 2029

Alliance Insurance Mutual

TIF Expenditure Amount: 0
Rebate Paid To: Alliance Insurance Mutual
Tied To Debt: Alliance Insurance Mutual
Tied To Project: Alliance Insurance Mutual
Projected Final FY of Rebate: 2023

Advanced Precast

TIF Expenditure Amount: 95,142
Rebate Paid To: Advanced Precast
Tied To Debt: Advanced Precast Co
Tied To Project: Advanced Precast Co
Projected Final FY of Rebate: 2033

Willow Pear

TIF Expenditure Amount: 8,356
Rebate Paid To: Willow Pear
Tied To Debt: Willow Pear
Tied To Project: Willow Pear

Projected Final FY of Rebate: 2025

Advanced Properties

TIF Expenditure Amount:	190,044
Rebate Paid To:	Advanced Properties
Tied To Debt:	Advanced Properties
Tied To Project:	Advanced Properties
Projected Final FY of Rebate:	2038

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TIF Taxing District Data Collection

Local Government Name: DYERSVILLE (31G290)
 Urban Renewal Area: DYERSVILLE ECONOMIC DEVELOPMENT URBAN RENEWAL (28010)
 TIF Taxing District Name: DYERSVILLE CITY AG/W DUBUQUE SCH/TIF1/UR INCREMENT (ORIG)
 TIF Taxing District Inc. Number: 280105
 TIF Taxing District Base Year: 1989
 FY TIF Revenue First Received: 1991
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
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	15,000	0	0	0	0	0	15,000	0	15,000
Taxable	10,776	0	0	0	0	0	10,776	0	10,776
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	5,000	10,000	0	10,000	195

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: DYERSVILLE (31G290)
 Urban Renewal Area: DYERSVILLE ECONOMIC DEVELOPMENT URBAN RENEWAL (28010)
 TIF Taxing District Name: DYERSVILLE CITY/W DUBUQUE SCH/TIF2/UR INCREMENT (ORIG)
 TIF Taxing District Inc. Number: 280118
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
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	26,482,300	11,538,200	4,514,600	0	-16,000	42,476,850	0	42,476,850
Taxable	0	12,272,637	9,627,146	3,997,654	0	-16,000	25,839,187	0	25,839,187
Homestead Credits									56

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	279,477	25,839,187	17,188,744	8,650,443	212,017

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: DYERSVILLE (31G290)
 Urban Renewal Area: DYERSVILLE ECONOMIC DEVELOPMENT URBAN RENEWAL (28010)
 TIF Taxing District Name: DYERSVILLE CITY AG/W DUBUQUE SCH/TIF 2/UR INCREMENT (ORIG)
 TIF Taxing District Inc. Number: 280120
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 1995
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
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	102,100	0	0	0	0	0	102,100	0	102,100
Taxable	73,346	0	0	0	0	0	73,346	0	73,346
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	35,700	66,400	0	66,400	1,294

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: DYERSVILLE (31G290)
 Urban Renewal Area: DYERSVILLE ECONOMIC DEVELOPMENT URBAN RENEWAL (28010)
 TIF Taxing District Name: DYERSVILLE CITY/W DUBUQUE SCH/TIF1/UR INCREMENT (ORIG)
 TIF Taxing District Inc. Number: 280140
 TIF Taxing District Base Year: 1989
 FY TIF Revenue First Received: 1991
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
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	6,632,400	0	0	0	-16,000	6,596,900	0	6,596,900
Taxable	0	3,073,645	0	0	0	-16,000	3,038,145	0	3,038,145
Homestead Credits									22

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	14,400	3,038,145	2,044,650	993,495	24,350

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: DYERSVILLE (31G290)
 Urban Renewal Area: DYERSVILLE ECONOMIC DEVELOPMENT URBAN RENEWAL (28010)
 TIF Taxing District Name: DYERSVILLE CITY/W DUBUQUE SCH/TIF 3/UR INCREMENT (AMEND)
 TIF Taxing District Inc. Number: 280184
 TIF Taxing District Base Year: 2007
 FY TIF Revenue First Received: 2009
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2008

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	600	23,324,100	7,350,500	0	0	30,675,200	0	30,675,200
Taxable	0	278	20,601,427	6,353,507	0	0	26,955,212	0	26,955,212
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	34,500	26,955,212	17,931,146	9,024,066	221,174

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: DYERSVILLE (31G290)
 Urban Renewal Area: DYERSVILLE ECONOMIC DEVELOPMENT URBAN RENEWAL (28010)
 TIF Taxing District Name: DYERSVILLE CITY AG/W DUBUQUE SCH/TIF 3/UR INCREMENT (AMEND)
 TIF Taxing District Inc. Number: 280186
 TIF Taxing District Base Year: 2007
 FY TIF Revenue First Received: 2009
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2008

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	245,400	0	0	0	0	0	245,400	0	245,400
Taxable	176,288	0	0	0	0	0	176,288	0	176,288
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	130,200	115,200	0	115,200	2,246

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: DYERSVILLE (31G290)
 Urban Renewal Area: DYERSVILLE ECONOMIC DEVELOPMENT URBAN RENEWAL (28010)
 TIF Taxing District Name: DYERSVILLE CITY/W DUBUQUE SCH/TIF 4/UR INCREMENT (AMEND)
 TIF Taxing District Inc. Number: 280188
 TIF Taxing District Base Year: 2008
 FY TIF Revenue First Received: 2011
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2008

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	32,358,500	0	0	32,358,500	0	32,358,500
Taxable	0	0	0	29,057,164	0	0	29,057,164	0	29,057,164
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	9,467,900	22,890,600	15,227,285	7,663,315	187,823

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: DYERSVILLE (31G290)
 Urban Renewal Area: DYERSVILLE ECONOMIC DEVELOPMENT URBAN RENEWAL (28010)
 TIF Taxing District Name: DYERSVILLE CITY AG/W DUBUQUE SCH/TIF4/UR INCREMENT (AMEND)
 TIF Taxing District Inc. Number: 280190
 TIF Taxing District Base Year: 2009
 FY TIF Revenue First Received: 2011
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2008

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

TIF Taxing District Data Collection

Local Government Name: DYERSVILLE (31G290)
 Urban Renewal Area: DYERSVILLE ECONOMIC DEVELOPMENT URBAN RENEWAL (28010)
 TIF Taxing District Name: DYERSVILLE CITY/W DUBUQUE SCH/TIF 5/UR INCREMENT (AMEND)
 TIF Taxing District Inc. Number: 280197
 TIF Taxing District Base Year: 2011
 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	2,250,100	0	0	0	2,250,100	0	2,250,100
Taxable	0	0	1,959,931	0	0	0	1,959,931	0	1,959,931
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	86,600	1,959,931	1,303,785	656,146	16,082

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: DYERSVILLE (31G290)
 Urban Renewal Area: DYERSVILLE ECONOMIC DEVELOPMENT URBAN RENEWAL (28010)
 TIF Taxing District Name: DYERSVILLE CITY AG/W DUBUQUE SCH/TIF 5/UR INCREMENT (AMEND)
 TIF Taxing District Inc. Number: 280199
 TIF Taxing District Base Year: 2011
 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	8,000	0	0	0	0	0	8,000	0	8,000
Taxable	5,747	0	0	0	0	0	5,747	0	5,747
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	5,800	2,200	0	2,200	43

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: DYERSVILLE (31G290)
 Urban Renewal Area: DYERSVILLE ECONOMIC DEVELOPMENT URBAN RENEWAL (28010)
 TIF Taxing District Name: DYERSVILLE CITY/WESTERN DUBUQUE SCH/TIF 6/INCREMENT
 TIF Taxing District Inc. Number: 280212
 TIF Taxing District Base Year: 2019
 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	490,500	0	0	0	490,500	0	490,500
Taxable	0	0	438,472	0	0	0	438,472	0	438,472
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	82,900	407,600	271,150	136,450	3,344

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: DYERSVILLE (31G290)
 Urban Renewal Area: DYERSVILLE ECONOMIC DEVELOPMENT URBAN RENEWAL (28010)
 TIF Taxing District Name: DYERSVILLE CORP/W DUBUQUE SCH/TIF 7 INCREMENT
 TIF Taxing District Inc. Number: 280216
 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	2,012,100	0	0	0	2,012,100	0	2,012,100
Taxable	0	0	1,745,405	0	0	0	1,745,405	0	1,745,405
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	52,500	1,745,405	1,161,078	584,327	14,321

FY 2025 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: DYERSVILLE (31G290)
 Urban Renewal Area: DYERSVILLE URBAN RENEWAL
 UR Area Number: 31032

UR Area Creation Date: 07/2004

Creation of financial incentives necessary to attract and retain industries and business to the community; expansion of the existing property tax base of the community; and, creation and retention of permanent employment opportunities for local residents.

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
DYERSVILLE CITY/WESTERN DBQ SCH/UR 8 INCREM	310086	310085	5,073,522
DYERSVILLE CITY/WESTERN DBQ SCH/UR 9 INCREM	310088	310087	8,656,524
DYERSVILLE CITY/WESTERN DBQ SCH/UR 10 INCREM	310090	310089	0
DYERSVILLE CITY/WESTERN DBQ SCH/UR 14 INCREM	310099	310098	4,593,761
DYERSVILLE CITY/WESTERN DBQ SCH/UR 21 INCREM	310132	310115	15,217,807
DODGE TWP/WESTERN DBQ SCH/DYERS FIRE/DYERS UR 21 INCREM	310140	310117	0
DYERSVILLE CITY AG/WESTERN DBQ SCH/UR 21 INCREM	310154	310143	0
DYERSVILLE CITY AG/WESTERN DBQ SCH/UR 10 INCREM	310131	310151	0
DYERSVILLE CITY/WESTERN DBQ SCH/UR45 INCREMENT	310269	310270	0
DYERSVILLE CITY/WESTERN DBQ SCH/UR 59 INCREMENT	310341	310342	0
DYERSVILLE CITY/WESTERN DBQ SCH/UR 92 INCREMENT	310469	310470	0
DYERSVILLE CITY AG/WESTERN DBQ SCH/UR 92 INCREMENT	310471	310472	0
DYERSVILLE CITY/WESTERN DBQ SCH/UR 94 INCREMENT	310481	310482	0
DYERSVILLE CITY/WESTERN DBQ SCH/UR 95 INCREMENT	310483	310484	0
DYERSVILLE CITY/WESTERN DBQ SCH/UR 111 INCREMENT	310527	310528	0
DYERSVILLE CITY/WESTERN DBQ SCH/UR 115 INCREMENT	310535	310536	0
DYERSVILLE CITY/WESTERN DBQ SCH/UR 130 INCREMENT	310597	310598	0
DYERSVILLE CITY/WESTERN DBQ SCH/UR 136 (2019) INCREMENT	310611	310612	0
DYERSVILLE CITY/WESTERN DBQ SCH/UR 154 (JUNE 2022 ADDITION) INCREMENT	310673	310674	0
DYERSVILLE CITY AG/WESTERN DBQ SCH/UR 154 (JUNE 2022 ADDITION) INCREMENT	310675	310676	0
DYERSVILLE CITY/WESTERN DBQ SCH/UR 155 (SEPT 2022 ADDITION) INCREMENT	310677	310678	0
DYERSVILLE CITY AG/WESTERN DBQ SCH/UR 155 (SEPT 2022 ADDITION) INCREMENT	310679	310680	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	41,298,100	6,865,994	13,362,780	0	-52,000	61,331,874	0	61,331,874
Taxable	0	19,138,694	5,276,235	10,660,745	0	-52,000	34,880,674	0	34,880,674
Homestead Credits									85

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **862,435** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims 774,318
 Asset Sales & Loan Repayments: 0
Total Revenue: 774,318

Rebate Expenditures: 57,299
 Non-Rebate Expenditures: 502,370
 Returned to County Treasurer: 0
Total Expenditures: 559,669

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **1,077,084** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For DYERSVILLE URBAN RENEWAL

Bell Properties, LLC

Description:	TIF Rebate for Expansion of Building and Property
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Dyersville Industries (Nu-World)

Description:	TIF Rebate for Expansion of Building and Property
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Nauman Masonry, Inc.

Description:	TIF Rebate for Expansion of Building and Property
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Go the Distance Baseball, Inc.

Description:	TIF Rebate for Expansion of Building, Property, Preserve Field of Dreams Tourism Site and Rebate on Public Utilities.
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	No
Payments Complete:	No

Physical Therapy Solutions

Description:	TIF Rebate for Expansion of Building and Property
Classification:	Commercial-Medical
Physically Complete:	Yes
Payments Complete:	No

Hermesen Construction, LLC

Description:	TIF Rebate for Expansion of Building and Property
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Konzen Cabinetry & More, LLC

Description:	TIF Rebate for Expansion of Building and Property
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Speer Financial

Description:	TIF Study
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Koelker Plastics (Sanitary Sewer extension)

Description:	Economic Development Grant
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

2018 GO Bonds

Description:	2018 GO Bonds
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

Briley

Description:	TIF Rebate for Briley
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

Archiprop

Description:	TIF Rebate for Archiprop
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

DEDC Brewery

Description:	TIF Rebate for Brewery
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

Rose Garden

Description:	Rose Garden
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

2019 GO Bonds

Description:	2019 GO Bonds
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

Deutmeyer Auto

Description:	Deutmeyer Auto
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

Moody's

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

Elite Dental

Description:	Elite Dental
Classification:	Commercial-Medical
Physically Complete:	Yes
Payments Complete:	No

WK Dyersville, LLC

Description:	TIF Rebate for WK Dyersville, LLC
Classification:	Commercial-Medical
Physically Complete:	No
Payments Complete:	No

Go the Distance Baseball, LLC

Description:	TIF Rebate for Go the Distance Baseball Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	No
Payments Complete:	No

JCDUB, LLC

Description:	TIF Rebate for JCDUB, LLC
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

Hacnkey-Ehrisman

Description:	TIF Rebate for Hacnkey-Ehrisman
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

This is Heaven, LLC

Description:	TIF Rebate for This is Heaven, LLC Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	No
Payments Complete:	No

2021A GO Bonds

Description:	2021A GO Bonds
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

2023 GO Bonds

Description:	2023 GO Bonds Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	No
Payments Complete:	No

Hawkeye Environmental

Description:	Asbestos Inspection
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For DYERSVILLE URBAN RENEWAL

Dyersville Industries (Nu-World)

Debt/Obligation Type:	Rebates
Principal:	139,190
Interest:	0
Total:	139,190
Annual Appropriation?:	No
Date Incurred:	05/05/2008
FY of Last Payment:	2030

Nauman Masonry, Inc.

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	09/07/2010
FY of Last Payment:	2022

Go the Distance Baseball, Inc.

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	10/15/2012
FY of Last Payment:	2031

Physical Therapy Solutions

Debt/Obligation Type:	Rebates
Principal:	30,407
Interest:	0
Total:	30,407
Annual Appropriation?:	Yes
Date Incurred:	12/30/2013
FY of Last Payment:	2025

Hermesen Construction, LLC

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	02/02/2015
FY of Last Payment:	2026

Konzen Cabinetry & More, LLC

Debt/Obligation Type:	Rebates
Principal:	2,000
Interest:	0
Total:	2,000
Annual Appropriation?:	Yes
Date Incurred:	02/02/2015
FY of Last Payment:	2026

Duetmeyer Auto

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	10/01/2016
FY of Last Payment:	2024

Koelker Plastics

Debt/Obligation Type:	Rebates
Principal:	20,103
Interest:	0
Total:	20,103
Annual Appropriation?:	Yes
Date Incurred:	08/01/2017
FY of Last Payment:	2026

Theisen's

Debt/Obligation Type:	Rebates
Principal:	57,143
Interest:	0
Total:	57,143
Annual Appropriation?:	Yes
Date Incurred:	05/01/2017
FY of Last Payment:	2026

Speer Financial

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	06/30/2017
FY of Last Payment:	2017

2018 GO Refunding

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	676,255
Interest:	0
Total:	676,255
Annual Appropriation?:	No
Date Incurred:	07/01/2017
FY of Last Payment:	2027

Koelker Plastics Grant

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	07/01/2017
FY of Last Payment:	2018

Rose Garden Properties

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0

Total:	0
Annual Appropriation?:	Yes
Date Incurred:	03/01/2018
FY of Last Payment:	2030

Elite Dental

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	06/01/2018
FY of Last Payment:	2025

2019 GO Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	288,148
Interest:	0
Total:	288,148
Annual Appropriation?:	No
Date Incurred:	06/30/2019
FY of Last Payment:	2036

Briley

Debt/Obligation Type:	Rebates
Principal:	14,000
Interest:	0
Total:	14,000
Annual Appropriation?:	Yes
Date Incurred:	07/01/2018
FY of Last Payment:	2026

Archiprop

Debt/Obligation Type:	Rebates
Principal:	2,200,000
Interest:	0
Total:	2,200,000
Annual Appropriation?:	Yes
Date Incurred:	07/01/2018
FY of Last Payment:	2036

DEDC Brewery

Debt/Obligation Type:	Rebates
Principal:	141,159
Interest:	0
Total:	141,159
Annual Appropriation?:	Yes
Date Incurred:	07/01/2018
FY of Last Payment:	2033

Moody's

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	07/01/2019
FY of Last Payment:	2020

WK Dyersville, LLC

Debt/Obligation Type:	Rebates
Principal:	89,418
Interest:	0
Total:	89,418
Annual Appropriation?:	Yes
Date Incurred:	07/01/2021
FY of Last Payment:	2030

Go the Distance Baseball, LLC

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	07/01/2021
FY of Last Payment:	2036

JCDUB, LLC

Debt/Obligation Type:	Rebates
Principal:	8,900
Interest:	0
Total:	8,900
Annual Appropriation?:	Yes
Date Incurred:	07/01/2021
FY of Last Payment:	2026

Hacnkey-Ehrisman

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	07/01/2021
FY of Last Payment:	2025

This is Heaven, LLC

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	07/01/2021
FY of Last Payment:	2036

2021A GO Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	601,560
Interest:	0
Total:	601,560
Annual Appropriation?:	No
Date Incurred:	07/01/2021
FY of Last Payment:	2037

2023 GO Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,941,435
Interest:	0

Total:	1,941,435
Annual Appropriation?:	No
Date Incurred:	07/01/2023
FY of Last Payment:	2038

Hawkeye Environmental

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/30/2024
FY of Last Payment:	2024

Non-Rebates For DYERSVILLE URBAN RENEWAL

TIF Expenditure Amount:	227,873
Tied To Debt:	2018 GO Refunding
Tied To Project:	2018 GO Bonds
TIF Expenditure Amount:	46,129
Tied To Debt:	2019 GO Bonds
Tied To Project:	2019 GO Bonds
TIF Expenditure Amount:	47,800
Tied To Debt:	2021A GO Bonds
Tied To Project:	2021A GO Bonds
TIF Expenditure Amount:	180,568
Tied To Debt:	2023 GO Bonds
Tied To Project:	2023 GO Bonds

Rebates For DYERSVILLE URBAN RENEWAL

DEDC-NuWorld (Res 25-08)

TIF Expenditure Amount:	15,000
Rebate Paid To:	Dyersville Industries
Tied To Debt:	Dyersville Industries (Nu-World)
Tied To Project:	Dyersville Industries (Nu-World)
Projected Final FY of Rebate:	2030

Nauman (Res 64-10)

TIF Expenditure Amount:	0
Rebate Paid To:	Nauman Masonry
Tied To Debt:	Nauman Masonry, Inc.
Tied To Project:	Nauman Masonry, Inc.
Projected Final FY of Rebate:	2022

Bell Properties

TIF Expenditure Amount:	0
Rebate Paid To:	Bell Properties
Tied To Debt:	Dyersville Industries (Nu-World)
Tied To Project:	Bell Properties, LLC
Projected Final FY of Rebate:	2019

Physical Therapy Solutions

TIF Expenditure Amount:	14,407
Rebate Paid To:	Physical Therapy Solutions
Tied To Debt:	Physical Therapy Solutions
Tied To Project:	Physical Therapy Solutions
Projected Final FY of Rebate:	2026

Hermesen Construction, LLC

TIF Expenditure Amount:	0
Rebate Paid To:	Hermesen Construction, LLC
Tied To Debt:	Hermesen Construction, LLC
Tied To Project:	Hermesen Construction, LLC
Projected Final FY of Rebate:	2026

Speer Financial

TIF Expenditure Amount:	0
Rebate Paid To:	Speer Financial
Tied To Debt:	Speer Financial
Tied To Project:	Speer Financial
Projected Final FY of Rebate:	2024

Koelker Plastics (Grant Agmt)

TIF Expenditure Amount:	5,817
Rebate Paid To:	Koelker
Tied To Debt:	Koelker Plastics
Tied To Project:	Koelker Plastics (Sanitary Sewer extension)
Projected Final FY of Rebate:	2026

Rose Garden

TIF Expenditure Amount:	0
Rebate Paid To:	Rose Garden
Tied To Debt:	Rose Garden Properties
Tied To Project:	Rose Garden
Projected Final FY of Rebate:	2030

Duetmeyer Auto

TIF Expenditure Amount:	0
Rebate Paid To:	Duetmeyer Auto
Tied To Debt:	Duetmeyer Auto
Tied To Project:	Archiprop
Projected Final FY of Rebate:	2024

Moody's

TIF Expenditure Amount:	0
Rebate Paid To:	Moody's
Tied To Debt:	Moody's
Tied To Project:	Moody's
Projected Final FY of Rebate:	2023

Elite Dental

TIF Expenditure Amount:	0
Rebate Paid To:	Elite Dental
Tied To Debt:	Elite Dental
Tied To Project:	Elite Dental
Projected Final FY of Rebate:	2025

DEDC Brewery

TIF Expenditure Amount:	7,827
Rebate Paid To:	DEDC Brewery
Tied To Debt:	DEDC Brewery
Tied To Project:	DEDC Brewery
Projected Final FY of Rebate:	2030

JCDUB, LLC

TIF Expenditure Amount:	3,400
Rebate Paid To:	JCDUB, LLC
Tied To Debt:	JCDUB, LLC
Tied To Project:	JCDUB, LLC
Projected Final FY of Rebate:	2026

WK Dyersville

TIF Expenditure Amount:	10,848
Rebate Paid To:	WK Dyersville, LLC
Tied To Debt:	WK Dyersville, LLC
Tied To Project:	WK Dyersville, LLC
Projected Final FY of Rebate:	2030

Hawkeye Environmental

TIF Expenditure Amount:	0
Rebate Paid To:	Hawkeye Environmental
Tied To Debt:	Hawkeye Environmental
Tied To Project:	Hawkeye Environmental
Projected Final FY of Rebate:	2024

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

0

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TIF Taxing District Data Collection

Local Government Name: DYERSVILLE (31G290)
 Urban Renewal Area: DYERSVILLE URBAN RENEWAL (31032)
 TIF Taxing District Name: DYERSVILLE CITY/WESTERN DBQ SCH/UR 8 INCREM
 TIF Taxing District Inc. Number: 310085
 TIF Taxing District Base Year: 1989
 FY TIF Revenue First Received: 1991
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
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	5,703,100	1,284,200	2,141,500	0	-12,000	9,094,050	0	9,094,050
Taxable	0	2,642,978	930,859	1,534,435	0	-12,000	5,073,522	0	5,073,522
Homestead Credits									19

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	544,093	5,073,522	5,073,522	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: DYERSVILLE (31G290)
 Urban Renewal Area: DYERSVILLE URBAN RENEWAL (31032)
 TIF Taxing District Name: DYERSVILLE CITY/WESTERN DBQ SCH/UR 9 INCREM
 TIF Taxing District Inc. Number: 310087
 TIF Taxing District Base Year: 1989
 FY TIF Revenue First Received: 1991
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
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	0	1,920,694	9,273,780	0	0	11,194,474	0	11,194,474
Taxable	0	0	1,317,655	7,578,575	0	0	8,896,230	0	8,896,230
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	2,537,950	8,656,524	8,656,524	0	0

FY 2025 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: DYERSVILLE (31G290)
 Urban Renewal Area: DYERSVILLE URBAN RENEWAL (31032)
 TIF Taxing District Name: DYERSVILLE CITY/WESTERN DBQ SCH/UR 10 INCREM
 TIF Taxing District Inc. Number: 310089
 TIF Taxing District Base Year: 1997
 FY TIF Revenue First Received: 1998
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	03/1998

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									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	231,583	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: DYERSVILLE (31G290)
 Urban Renewal Area: DYERSVILLE URBAN RENEWAL (31032)
 TIF Taxing District Name: DYERSVILLE CITY/WESTERN DBQ SCH/UR 14 INCREM
 TIF Taxing District Inc. Number: 310098
 TIF Taxing District Base Year: 1989
 FY TIF Revenue First Received: 1991
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	01/1991

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	39,500	3,661,100	1,947,500	0	0	5,648,100	0	5,648,100
Taxable	0	18,305	3,027,721	1,547,735	0	0	4,593,761	0	4,593,761
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	10,107	4,593,761	4,593,761	0	0

FY 2025 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: DYERSVILLE (31G290)
 Urban Renewal Area: DYERSVILLE URBAN RENEWAL (31032)
 TIF Taxing District Name: DYERSVILLE CITY/WESTERN DBQ SCH/UR 21 INCREM
 TIF Taxing District Inc. Number: 310115
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 1995
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	04/1994

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	35,555,500	0	0	0	-40,000	35,395,250	0	35,395,250
Taxable	0	16,477,411	0	0	0	-40,000	16,317,161	0	16,317,161
Homestead Credits									66

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,316,412	16,317,161	15,217,807	1,099,354	25,279

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: DYERSVILLE (31G290)
 Urban Renewal Area: DYERSVILLE URBAN RENEWAL (31032)
 TIF Taxing District Name: DODGE TWP/WESTERN DBQ SCH/DYERS FIRE/DYERS UR 21 INCREM
 TIF Taxing District Inc. Number: 310117
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 1995
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	04/1994

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	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	1,231	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: DYERSVILLE (31G290)
 Urban Renewal Area: DYERSVILLE URBAN RENEWAL (31032)
 TIF Taxing District Name: DYERSVILLE CITY AG/WESTERN DBQ SCH/UR 21 INCREM
 TIF Taxing District Inc. Number: 310143
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 1995
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	04/1994

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	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	40,627	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: DYERSVILLE (31G290)
 Urban Renewal Area: DYERSVILLE URBAN RENEWAL (31032)
 TIF Taxing District Name: DYERSVILLE CITY AG/WESTERN DBQ SCH/UR 10 INCREM
 TIF Taxing District Inc. Number: 310151
 TIF Taxing District Base Year: 1997
 FY TIF Revenue First Received: 1999
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	03/1998

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	65,371	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: DYERSVILLE (31G290)
 Urban Renewal Area: DYERSVILLE URBAN RENEWAL (31032)
 TIF Taxing District Name: DYERSVILLE CITY/WESTERN DBQ SCH/UR45 INCREMENT
 TIF Taxing District Inc. Number: 310270
 TIF Taxing District Base Year: 2003
 FY TIF Revenue First Received: 2005
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	07/2004

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	4,100,000	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: DYERSVILLE (31G290)
 Urban Renewal Area: DYERSVILLE URBAN RENEWAL (31032)
 TIF Taxing District Name: DYERSVILLE CITY/WESTERN DBQ SCH/UR 59 INCREMENT
 TIF Taxing District Inc. Number: 310342
 TIF Taxing District Base Year: 2007
 FY TIF Revenue First Received: 2009
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	02/2008

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

TIF Taxing District Data Collection

Local Government Name: DYERSVILLE (31G290)
 Urban Renewal Area: DYERSVILLE URBAN RENEWAL (31032)
 TIF Taxing District Name: DYERSVILLE CITY/WESTERN DBQ SCH/UR 92 INCREMENT
 TIF Taxing District Inc. Number: 310470
 TIF Taxing District Base Year: 2011
 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

TIF Taxing District Data Collection

Local Government Name: DYERSVILLE (31G290)
 Urban Renewal Area: DYERSVILLE URBAN RENEWAL (31032)
 TIF Taxing District Name: DYERSVILLE CITY AG/WESTERN DBQ SCH/UR 92 INCREMENT
 TIF Taxing District Inc. Number: 310472
 TIF Taxing District Base Year: 2011
 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	580,036	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: DYERSVILLE (31G290)
 Urban Renewal Area: DYERSVILLE URBAN RENEWAL (31032)
 TIF Taxing District Name: DYERSVILLE CITY/WESTERN DBQ SCH/UR 94 INCREMENT
 TIF Taxing District Inc. Number: 310482
 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	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: DYERSVILLE (31G290)
 Urban Renewal Area: DYERSVILLE URBAN RENEWAL (31032)
 TIF Taxing District Name: DYERSVILLE CITY/WESTERN DBQ SCH/UR 95 INCREMENT
 TIF Taxing District Inc. Number: 310484
 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	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	6,943	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: DYERSVILLE (31G290)
 Urban Renewal Area: DYERSVILLE URBAN RENEWAL (31032)
 TIF Taxing District Name: DYERSVILLE CITY/WESTERN DBQ SCH/UR 111 INCREMENT
 TIF Taxing District Inc. Number: 310528
 TIF Taxing District Base Year: 2015
 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	26,096	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: DYERSVILLE (31G290)
 Urban Renewal Area: DYERSVILLE URBAN RENEWAL (31032)
 TIF Taxing District Name: DYERSVILLE CITY/WESTERN DBQ SCH/UR 115 INCREMENT
 TIF Taxing District Inc. Number: 310536
 TIF Taxing District Base Year: 2015
 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	1,354,260	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: DYERSVILLE (31G290)
 Urban Renewal Area: DYERSVILLE URBAN RENEWAL (31032)
 TIF Taxing District Name: DYERSVILLE CITY/WESTERN DBQ SCH/UR 130 INCREMENT
 TIF Taxing District Inc. Number: 310598
 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	187,030	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: DYERSVILLE (31G290)
 Urban Renewal Area: DYERSVILLE URBAN RENEWAL (31032)
 TIF Taxing District Name: DYERSVILLE CITY/WESTERN DBQ SCH/UR 136 (2019) INCREMENT
 TIF Taxing District Inc. Number: 310612
 TIF Taxing District Base Year: 2018
 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	575,080	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: DYERSVILLE (31G290)
 Urban Renewal Area: DYERSVILLE URBAN RENEWAL (31032)
 TIF Taxing District Name: DYERSVILLE CITY/WESTERN DBQ SCH/UR 154 (JUNE 2022 ADDITION)
 INCREMENT

TIF Taxing District Inc. Number: 310674

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	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	1,099,310	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: DYERSVILLE (31G290)
 Urban Renewal Area: DYERSVILLE URBAN RENEWAL (31032)
 TIF Taxing District Name: DYERSVILLE CITY AG/WESTERN DBQ SCH/UR 154 (JUNE 2022 ADDITION)
 INCREMENT

TIF Taxing District Inc. Number: 310676

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	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	376,180	0	0	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: DYERSVILLE (31G290)
 Urban Renewal Area: DYERSVILLE URBAN RENEWAL (31032)
 TIF Taxing District Name: DYERSVILLE CITY/WESTERN DBQ SCH/UR 155 (SEPT 2022 ADDITION)
 INCREMENT

TIF Taxing District Inc. Number: 310678

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	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	189,010	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: DYERSVILLE (31G290)
 Urban Renewal Area: DYERSVILLE URBAN RENEWAL (31032)
 TIF Taxing District Name: DYERSVILLE CITY AG/WESTERN DBQ SCH/UR 155 (SEPT 2022 ADDITION)
 INCREMENT

TIF Taxing District Inc. Number: 310680

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	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	28,808	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: DYERSVILLE (31G290)
Urban Renewal Area: DYERSVILLE CITY CASTING CORNERS
UR Area Number: 31055

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
DYERSVILLE CITY/WESTERN DBQ SCH/UR 128 INCREMENT	310593	310594	2,070,285

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	5,321,500	0	0	0	0	5,321,500	0	5,321,500
Taxable	0	2,466,132	0	0	0	0	2,466,132	0	2,466,132
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	85,120	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
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TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	47,606
Asset Sales & Loan Repayments:	0
Total Revenue:	47,606

Rebate Expenditures:	31,509
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	31,509

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	101,217	0	Amount of 06-30-2025 Cash Balance Restricted for LMI
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Projects For DYERSVILLE CITY CASTING CORNERS

Rose Garden Properties

Description:	Rose Garden Properties
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For DYERSVILLE CITY CASTING CORNERS

Rose Garden Properties

Debt/Obligation Type:	Rebates
Principal:	276,509
Interest:	0
Total:	276,509
Annual Appropriation?:	Yes
Date Incurred:	07/01/2021
FY of Last Payment:	2030

Rebates For DYERSVILLE CITY CASTING CORNERS

Rose Garden Properties

TIF Expenditure Amount:	31,509
Rebate Paid To:	Rose Garden
Tied To Debt:	Rose Garden Properties
Tied To Project:	Rose Garden Properties
Projected Final FY of Rebate:	2030

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: DYERSVILLE (31G290)
Urban Renewal Area: DYERSVILLE CITY CASTING CORNERS (31055)
TIF Taxing District Name: DYERSVILLE CITY/WESTERN DBQ SCH/UR 128 INCREMENT
TIF Taxing District Inc. Number: 310594
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	5,321,500	0	0	0	0	5,321,500	0	5,321,500
Taxable	0	2,466,132	0	0	0	0	2,466,132	0	2,466,132
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	22,530	2,466,132	2,070,285	395,847	9,102

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: DYERSVILLE (31G290)
Urban Renewal Area: DYERSVILLE CITY DOWNTOWN URBAN RENEWAL
UR Area Number: 31056

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
DYERSVILLE CITY/WESTERN DBQ SCH/UR 143 INCREMENT	310639	310640	845,009

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	1,443,071	6,385,029	0	0	0	7,821,600	0	7,821,600
Taxable	0	668,756	3,386,097	0	0	0	4,048,353	0	4,048,353
Homestead Credits									4

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	-98,566	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
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TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	19,558
Asset Sales & Loan Repayments:	0
Total Revenue:	19,558

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:	-79,008	0	Amount of 06-30-2025 Cash Balance Restricted for LMI
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Projects For DYERSVILLE CITY DOWNTOWN URBAN RENEWAL

GT Development

Description:	Renovation of existing building
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For DYERSVILLE CITY DOWNTOWN URBAN RENEWAL

GT Development LLC

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

Rebates For DYERSVILLE CITY DOWNTOWN URBAN RENEWAL

GT Development LLC

TIF Expenditure Amount:	0
Rebate Paid To:	GT Development
Tied To Debt:	GT Development LLC
Tied To Project:	GT Development
Projected Final FY of Rebate:	2023

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: DYERSVILLE (31G290)
Urban Renewal Area: DYERSVILLE CITY DOWNTOWN URBAN RENEWAL (31056)
TIF Taxing District Name: DYERSVILLE CITY/WESTERN DBQ SCH/UR 143 INCREMENT
TIF Taxing District Inc. Number: 310640
TIF Taxing District Base Year: 2019
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	1,443,071	6,385,029	0	0	0	7,821,600	0	7,821,600
Taxable	0	668,756	3,386,097	0	0	0	4,048,353	0	4,048,353
Homestead Credits									4

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	6,878,018	943,582	845,009	98,573	2,267

FY 2025 TIF Revenue Received: 0