

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: INDEPENDENCE
Local Government Number: 10G076

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
INDEPENDENCE URBAN RENEWAL	10004	19

TIF Debt Outstanding:	7,981,661
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TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	221,961	285,860	Amount of 07-01-2024 Cash Balance Restricted for LMI
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TIF Revenue:	1,169,832		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	1,169,832		

Rebate Expenditures:	438,045		
Non-Rebate Expenditures:	571,843		
Returned to County Treasurer:	0		
Total Expenditures:	1,009,888		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	381,905	285,860	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:	6,589,868
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♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: INDEPENDENCE (10G076)
 Urban Renewal Area: INDEPENDENCE URBAN RENEWAL
 UR Area Number: 10004

UR Area Creation Date: 11/1990

UR Area Purpose: To promote economic development by stimulating, through public involvement and commitment, private investments in commercial and industrial development and to create a sound economic base that will serve as the foundation for future growth and development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
INDEPENDENCE CITY AG/INDEPENDENCE SCH/INDEPENDENCE UR TIF INCREM	100095	100096	0
INDEPENDENCE CITY/INDEPENDENCE SCH/INDEPENDENCE UR TIF INCREM	100097	100098	29,001,990
INDEPENDENCE CITY/INDEPENDENCE SCH/INDEPENDENCE 2 UR TIF INCREM	100099	100100	0
INDEPENDENCE CITY/INDEPENDENCE SCH/INDEPENDENCE 3 UR TIF INCREM	100101	100102	0
INDEPENDENCE CITY AG/INDEPENDENCE SCH/INDEPENDENCE 3 UR TIF INCREM	100133	100134	0
INDEPENDENCE CITY/INDEPENDENCE SCH/INDEPENDENCE 4 UR TIF INCREM	100135	100136	0
INDEPENDENCE CITY/INDEPENDENCE SCH/INDEPENDENCE 5 UR TIF INCREM	100137	100138	0
INDEPENDENCE CITY/INDEPENDENCE SCH/INDEPENDENCE 6 UR TIF INCREM	100139	100140	0
INDEPENDENCE CITY AG/INDEPENDENCE SCH/INDEPENDENCE 4 UR TIF INCREM	100141	100142	0
INDEPENDENCE CITY AG/INDEPENDENCE SCH/INDEPENDENCE 5 UR TIF INCREM	100143	100144	0
INDEPENDENCE CITY AG/INDEPENDENCE SCH/INDEPENDENCE 6 UR TIF INCREM	100159	100160	0
INDEPENDENCE CITY/INDEPENDENCE SCH/INDEPENDENCE 7 UR TIF INCREM	100161	100162	0
INDEPENDENCE CITY/INDEPENDENCE SCH/INDEPENDENCE UR 7 INCREM	100165	100166	0
INDEPENDENCE CITY/INDEPENDENCE SCH/INDEPENDENCE UR 8 INCREM	100167	100168	0
INDEPENDENCE CITY/INDEPENDENCE SCH/INDEPENDENCE UR 9 INCREM	100169	100170	0
INDEPENDENCE CITY/INDEPENDENCE SCH/INDEPENDENCE UR 10 INCREM	100171	100172	0
INDEPENDENCE CITY/INDEPENDENCE SCH/HUMMINGBIRD TIF INCREM	100176	100177	0
INDEPENDENCE CITY/INDEPENDENCE SCH/5TH WARD TIF INCREM	100178	100179	0
INDEPENDENCE/HUMMINGBIRD II	100182	100183	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	7,510	72,338,700	50,459,390	13,266,900	0	-168,000	135,553,500	0	135,553,500
Taxable	5,391	33,523,751	35,375,227	11,025,864	0	-168,000	79,411,233	0	79,411,233
Homestead Credits									297

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Projects For INDEPENDENCE URBAN RENEWAL

Commercial Corridor Improvement

Description:	Commercial Corridor Improvement Contract Awards
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Indep Construct Dev 2016

Description:	Single Family Housing Project TIF LMI
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	Yes

Wapsie Valley Cream 2016

Description:	Chiller Building Rebate Payment for expansiion TIF
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Steve Gee Construct 2016

Description:	Single Family Housing Project TIF LMI
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	Yes

2016 GO St. Imprv. Bond 1810000

Description:	Street Reconstruction project
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Geater 2017

Description:	Rebate payment for expansion project JOBS
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

Indep. Construction 2017

Description:	Duplex & Single Family Housing TIF LMI
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

Indep. Investments Rydell

Description:	Construction of New Auto Dealership
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Steve Gee Construct 2017

Description:	Residential Housing Project TIF LMI
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Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

Wapsie Valley Cream 2018

Description:	Rebate payment for storage expansion
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Skogman Construction 2018

Description:	Residential Housing Project TIF LMI
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

Casey's South

Description:	Rebate payment for expansion project
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

LMI Misc. Projects

Description:	Down Payment Assistance/Home Rehab Grants
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	Yes

Geater 2020

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

Gee Hummingbird Court

Description:	Residential Housing Project TIF LMI
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

840,000 GO Corp Bonds

Description:	Street, Bridge, Sanitary/Storm Sewer, Sidewalk Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

1,650,000 GO Corp Bonds

Description:	Street Improvement Project
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

B3 Brew-Scooters

Description:	Rebate Payment New Construction
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Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Pries Enterprises

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

CESI Holdings/Gee Office

Description:	Commercial Office Bldg
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

Indep Const 2017 Forg Loan

Description:	Forgivable Loan Housing Development
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

S Gee Con 2017 Forg Loan

Description:	Forgivable Loan Housing Development
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

Gee Humming Forg Loan

Description:	Forgivable Loan Housing Development
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

Multi-Use Bldg Rehab Spar

Description:	Mutli-Use Building Rehab
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

Gee Humming II

Description:	Residential Housing Project TIF LMI
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

Gee Hum II Forg Loan

Description:	Forgivable Loan Housing Development
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

320,000 GO Corp Bonds

Description:	Street Improve Projects
Classification:	Roads, Bridges & Utilities

Physically Complete:	Yes
Payments Complete:	Yes

Noa Marting Gymnastics

Description:	Gymnastics Studio rebate payment
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	No

Our Storage Units (T. Rasmussen)

Description:	Commercial Storage rebate payment
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

700,000 GO Bonds Facade Project

Description:	Downtown Facade Project
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Admin Fees

Description:	Repay admin fees to General Fund
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

S Gee Pines 3rd Ed. 2025

Description:	Residential Housing Project TIF LMI
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

S Gee Pines 3rd Ed. Forg Loan

Description:	Forgivable Loan Housing Development
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

Grant Repayment

Description:	Repay City grant matches to appropriate funds
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For INDEPENDENCE URBAN RENEWAL

Independence Construct 2016

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	05/26/2015
FY of Last Payment:	2028

Steve Gee Construction 2016

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	05/09/2016
FY of Last Payment:	2028

Wapsie Valley Creamery 2016

Debt/Obligation Type:	Rebates
Principal:	961,670
Interest:	0
Total:	961,670
Annual Appropriation?:	Yes
Date Incurred:	07/11/2016
FY of Last Payment:	2028

2016 GO St. Imprv. Bond 1810000

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	230,000
Interest:	9,300
Total:	239,300
Annual Appropriation?:	No
Date Incurred:	09/22/2016
FY of Last Payment:	2027

Geater 2017

Debt/Obligation Type:	Rebates
Principal:	66,732
Interest:	0
Total:	66,732
Annual Appropriation?:	Yes
Date Incurred:	08/28/2017
FY of Last Payment:	2025

Indep. Construction 2017

Debt/Obligation Type:	Rebates
Principal:	45,447
Interest:	0
Total:	45,447
Annual Appropriation?:	Yes
Date Incurred:	08/14/2017
FY of Last Payment:	2030

Indep. Investments Rydell

Debt/Obligation Type:	Rebates
Principal:	403,367
Interest:	0
Total:	403,367
Annual Appropriation?:	Yes
Date Incurred:	12/19/2017
FY of Last Payment:	2030

Steve Gee Construction 2017

Debt/Obligation Type:	Rebates
Principal:	14,681
Interest:	0
Total:	14,681
Annual Appropriation?:	Yes
Date Incurred:	08/14/2017
FY of Last Payment:	2030

Buchanan Co Historical Society

Debt/Obligation Type:	Rebates
Principal:	5,000
Interest:	0
Total:	5,000
Annual Appropriation?:	Yes
Date Incurred:	01/17/2023
FY of Last Payment:	2025

Wapsie Valley Creamery 2018

Debt/Obligation Type:	Rebates
Principal:	291,567
Interest:	0
Total:	291,567
Annual Appropriation?:	Yes
Date Incurred:	09/10/2018
FY of Last Payment:	2031

Skogman Construction 2018

Debt/Obligation Type:	Rebates
Principal:	324,612
Interest:	0
Total:	324,612
Annual Appropriation?:	Yes
Date Incurred:	01/14/2019
FY of Last Payment:	2031

Casey's South

Debt/Obligation Type:	Rebates
Principal:	252,858
Interest:	0
Total:	252,858
Annual Appropriation?:	Yes
Date Incurred:	05/13/2019
FY of Last Payment:	2030

LMI Misc Projects

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	285,860

Interest:	0
Total:	285,860
Annual Appropriation?:	No
Date Incurred:	04/24/2018
FY of Last Payment:	2026

Geater 2020

Debt/Obligation Type:	Rebates
Principal:	298,635
Interest:	0
Total:	298,635
Annual Appropriation?:	Yes
Date Incurred:	02/24/2020
FY of Last Payment:	2027

Gee Hummingbird Court 2020

Debt/Obligation Type:	Rebates
Principal:	117,921
Interest:	0
Total:	117,921
Annual Appropriation?:	Yes
Date Incurred:	02/24/2020
FY of Last Payment:	2032

840,000 GO Corp Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	535,000
Interest:	82,650
Total:	617,650
Annual Appropriation?:	No
Date Incurred:	05/18/2018
FY of Last Payment:	2030

Pries

Debt/Obligation Type:	Rebates
Principal:	422,961
Interest:	0
Total:	422,961
Annual Appropriation?:	Yes
Date Incurred:	05/24/2021
FY of Last Payment:	2033

CESI Holding/Gee Office

Debt/Obligation Type:	Rebates
Principal:	42,594
Interest:	0
Total:	42,594
Annual Appropriation?:	Yes
Date Incurred:	11/09/2020
FY of Last Payment:	2033

Indep Const 2017 For Loan

Debt/Obligation Type:	Other Debt
Principal:	185,787
Interest:	0
Total:	185,787
Annual Appropriation?:	Yes
Date Incurred:	08/14/2017
FY of Last Payment:	2030

S Gee 2017 Forg Loan

Debt/Obligation Type:	Other Debt
Principal:	29,725
Interest:	0
Total:	29,725
Annual Appropriation?:	Yes
Date Incurred:	08/14/2017
FY of Last Payment:	2030

G Humming Forg Loan

Debt/Obligation Type:	Other Debt
Principal:	209,686
Interest:	0
Total:	209,686
Annual Appropriation?:	Yes
Date Incurred:	02/24/2020
FY of Last Payment:	2032

Multi-Use Bldg Rehab Spargrove

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	07/15/2020
FY of Last Payment:	2021

B3 Brew-Scooters

Debt/Obligation Type:	Rebates
Principal:	70,367
Interest:	0
Total:	70,367
Annual Appropriation?:	Yes
Date Incurred:	03/08/2021
FY of Last Payment:	2033

Gee Humming II

Debt/Obligation Type:	Rebates
Principal:	260,000
Interest:	0
Total:	260,000
Annual Appropriation?:	Yes
Date Incurred:	03/14/2022
FY of Last Payment:	2035

Gee Hum II Forg Loan

Debt/Obligation Type:	Other Debt
Principal:	140,000
Interest:	0
Total:	140,000
Annual Appropriation?:	Yes
Date Incurred:	03/14/2022
FY of Last Payment:	2035

320,000 GO Corp Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	250,000
Interest:	10,675

Total:	260,675
Annual Appropriation?:	No
Date Incurred:	08/10/2021
FY of Last Payment:	2031

Noa Marting Gymnastics

Debt/Obligation Type:	Rebates
Principal:	80,000
Interest:	0
Total:	80,000
Annual Appropriation?:	Yes
Date Incurred:	11/28/2022
FY of Last Payment:	2034

Our Storage Units (T. Rasmussen)

Debt/Obligation Type:	Rebates
Principal:	210,000
Interest:	0
Total:	210,000
Annual Appropriation?:	Yes
Date Incurred:	11/14/2022
FY of Last Payment:	2034

700,000 GO Bonds-Facade Project

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	570,000
Interest:	44,370
Total:	614,370
Annual Appropriation?:	No
Date Incurred:	04/12/2022
FY of Last Payment:	2028

Admin Fees-Skogman

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	01/14/2019
FY of Last Payment:	2031

Admin Fees-B3/Scooters

Debt/Obligation Type:	Internal Loans
Principal:	4,390
Interest:	0
Total:	4,390
Annual Appropriation?:	Yes
Date Incurred:	11/29/2021
FY of Last Payment:	2033

Admin Fees-CESI

Debt/Obligation Type:	Internal Loans
Principal:	1,418
Interest:	0
Total:	1,418
Annual Appropriation?:	Yes
Date Incurred:	11/29/2021
FY of Last Payment:	2033

Admin Fees-Pries

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	11/29/2021
FY of Last Payment:	2033

Admin Fees-Our Storage

Debt/Obligation Type:	Internal Loans
Principal:	7,491
Interest:	0
Total:	7,491
Annual Appropriation?:	Yes
Date Incurred:	05/30/2023
FY of Last Payment:	2034

Admin Fees-Noa Marting

Debt/Obligation Type:	Internal Loans
Principal:	5,545
Interest:	0
Total:	5,545
Annual Appropriation?:	Yes
Date Incurred:	05/30/2023
FY of Last Payment:	2034

Hartig Drug

Debt/Obligation Type:	Rebates
Principal:	11,472
Interest:	0
Total:	11,472
Annual Appropriation?:	Yes
Date Incurred:	04/24/2023
FY of Last Payment:	2025

Dom Sparrgrove

Debt/Obligation Type:	Rebates
Principal:	10,000
Interest:	0
Total:	10,000
Annual Appropriation?:	Yes
Date Incurred:	05/08/2023
FY of Last Payment:	2025

The Spot Smoke Shop

Debt/Obligation Type:	Rebates
Principal:	15,318
Interest:	0
Total:	15,318
Annual Appropriation?:	Yes
Date Incurred:	06/26/2023
FY of Last Payment:	2025

Sanity Room

Debt/Obligation Type:	Rebates
Principal:	3,149
Interest:	0

Total:	3,149
Annual Appropriation?:	Yes
Date Incurred:	09/11/2023
FY of Last Payment:	2025

Boubin Tire

Debt/Obligation Type:	Rebates
Principal:	18,770
Interest:	0
Total:	18,770
Annual Appropriation?:	Yes
Date Incurred:	04/08/2024
FY of Last Payment:	2025

NAPA Auto

Debt/Obligation Type:	Rebates
Principal:	6,825
Interest:	0
Total:	6,825
Annual Appropriation?:	Yes
Date Incurred:	09/09/2024
FY of Last Payment:	2026

S.T.A.N. Development

Debt/Obligation Type:	Rebates
Principal:	10,658
Interest:	0
Total:	10,658
Annual Appropriation?:	Yes
Date Incurred:	09/30/2024
FY of Last Payment:	2026

B & D Services

Debt/Obligation Type:	Rebates
Principal:	3,994
Interest:	0
Total:	3,994
Annual Appropriation?:	Yes
Date Incurred:	10/28/2024
FY of Last Payment:	2026

River Palace Holdings

Debt/Obligation Type:	Rebates
Principal:	9,166
Interest:	0
Total:	9,166
Annual Appropriation?:	Yes
Date Incurred:	10/14/2024
FY of Last Payment:	2026

S Gee Pines 3rd Ed. 2025

Debt/Obligation Type:	Rebates
Principal:	760,000
Interest:	0
Total:	760,000
Annual Appropriation?:	Yes
Date Incurred:	05/28/2025
FY of Last Payment:	2038

S Gee Pines 3rd Ed. Forg Loan

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	530,000
Interest:	0
Total:	530,000
Annual Appropriation?:	Yes
Date Incurred:	05/28/2025
FY of Last Payment:	2038

Catalyst Grant Repay-Hank

Debt/Obligation Type:	Internal Loans
Principal:	50,000
Interest:	0
Total:	50,000
Annual Appropriation?:	Yes
Date Incurred:	06/27/2022
FY of Last Payment:	2025

Housing Study Repay

Debt/Obligation Type:	Internal Loans
Principal:	2,000
Interest:	0
Total:	2,000
Annual Appropriation?:	Yes
Date Incurred:	08/23/2022
FY of Last Payment:	2025

Catalyst Grant Repay-Kings Hall

Debt/Obligation Type:	Internal Loans
Principal:	70,000
Interest:	0
Total:	70,000
Annual Appropriation?:	Yes
Date Incurred:	07/12/2021
FY of Last Payment:	2025

Admin Fees-SG Pines 3rd Ed

Debt/Obligation Type:	Internal Loans
Principal:	10,000
Interest:	0
Total:	10,000
Annual Appropriation?:	Yes
Date Incurred:	05/28/2025
FY of Last Payment:	2038

Non-Rebates For INDEPENDENCE URBAN RENEWAL

TIF Expenditure Amount:	46,353
Tied To Debt:	2016 GO St. Imprv. Bond 1810000
Tied To Project:	2016 GO St. Imprv. Bond 1810000
TIF Expenditure Amount:	44,310
Tied To Debt:	LMI Misc Projects
Tied To Project:	LMI Misc. Projects
TIF Expenditure Amount:	82,653
Tied To Debt:	840,000 GO Corp Bond
Tied To Project:	840,000 GO Corp Bonds
TIF Expenditure Amount:	25,028
Tied To Debt:	Indep Const 2017 For Loan
Tied To Project:	Indep Const 2017 Forg Loan
TIF Expenditure Amount:	29,725
Tied To Debt:	S Gee 2017 Forg Loan
Tied To Project:	S Gee Con 2017 Forg Loan
TIF Expenditure Amount:	0
Tied To Debt:	Multi-Use Bldg Rehab Spargrove
Tied To Project:	Multi-Use Bldg Rehab Spar
TIF Expenditure Amount:	4,431
Tied To Debt:	320,000 GO Corp Bond
Tied To Project:	320,000 GO Corp Bonds
TIF Expenditure Amount:	48,047
Tied To Debt:	G Humming Forg Loan
Tied To Project:	Gee Humming Forg Loan
TIF Expenditure Amount:	0
Tied To Debt:	Gee Hum II Forg Loan
Tied To Project:	Gee Hum II Forg Loan
TIF Expenditure Amount:	152,442
Tied To Debt:	700,000 GO Bonds-Facade Project
Tied To Project:	700,000 GO Bonds Facade Project
TIF Expenditure Amount:	2,400
Tied To Debt:	Admin Fees-B3/Scooters
Tied To Project:	Admin Fees
TIF Expenditure Amount:	1,418
Tied To Debt:	Admin Fees-CESI
Tied To Project:	Admin Fees
TIF Expenditure Amount:	7,491
Tied To Debt:	Admin Fees-Our Storage
Tied To Project:	Admin Fees
TIF Expenditure Amount:	5,545
Tied To Debt:	Admin Fees-Noa Marting
Tied To Project:	Admin Fees
TIF Expenditure Amount:	0
Tied To Debt:	S Gee Pines 3rd Ed. Forg Loan
Tied To Project:	S Gee Pines 3rd Ed. Forg Loan
TIF Expenditure Amount:	0

Tied To Debt:	Admin Fees-SG Pines 3rd Ed
Tied To Project:	Admin Fees
TIF Expenditure Amount:	50,000
Tied To Debt:	Catalyst Grant Repay-Hank
Tied To Project:	Grant Repayment
TIF Expenditure Amount:	2,000
Tied To Debt:	Housing Study Repay
Tied To Project:	Grant Repayment
TIF Expenditure Amount:	70,000
Tied To Debt:	Catalyst Grant Repay-Kings Hall
Tied To Project:	Grant Repayment

Rebates For INDEPENDENCE URBAN RENEWAL

Numerous Parcel #'s

TIF Expenditure Amount:	0
Rebate Paid To:	Indep Construction Co 2016
Tied To Debt:	Independence Construct 2016
Tied To Project:	Indep Construct Dev 2016
Projected Final FY of Rebate:	2028

Numerous Parcels

TIF Expenditure Amount:	0
Rebate Paid To:	Steve Gee Construction 2016
Tied To Debt:	Steve Gee Construction 2016
Tied To Project:	Steve Gee Construct 2016
Projected Final FY of Rebate:	2028

Parcel #'s 06.34.261.008 & 06.34.261.009

TIF Expenditure Amount:	22,083
Rebate Paid To:	Wapsie Valley Creamery 2016
Tied To Debt:	Wapsie Valley Creamery 2016
Tied To Project:	Wapsie Valley Cream 2016
Projected Final FY of Rebate:	2028

Parcel #'s 06.35.151.004 & 06.35.151.005

TIF Expenditure Amount:	5,036
Rebate Paid To:	Geater Mfg. 2017
Tied To Debt:	Geater 2017
Tied To Project:	Geater 2017
Projected Final FY of Rebate:	2025

Numerous Parcel #'s

TIF Expenditure Amount:	6,257
Rebate Paid To:	Indep Construction 2017
Tied To Debt:	Indep. Construction 2017
Tied To Project:	Indep. Construction 2017
Projected Final FY of Rebate:	2030

Parcel # 10.10.300.014

TIF Expenditure Amount:	71,993
Rebate Paid To:	Independence Investments Rydell
Tied To Debt:	Indep. Investments Rydell
Tied To Project:	Indep. Investments Rydell
Projected Final FY of Rebate:	2030

Numerous Parcel #'s

TIF Expenditure Amount:	9,804
Rebate Paid To:	Steve Gee Construction 2017
Tied To Debt:	Steve Gee Construction 2017
Tied To Project:	Steve Gee Construct 2017
Projected Final FY of Rebate:	2030

Lee Mansion

TIF Expenditure Amount:	5,000
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Rebate Paid To:	Buchanan Co Historical
Tied To Debt:	Buchanan Co Historical Society
Tied To Project:	Commercial Corridor Improvement
Projected Final FY of Rebate:	2022

Parcel # 06.34.228.016

TIF Expenditure Amount:	69,070
Rebate Paid To:	Wapsie Valley Creamer 2018
Tied To Debt:	Wapsie Valley Creamery 2018
Tied To Project:	Wapsie Valley Cream 2018
Projected Final FY of Rebate:	2031

Numerous Parcel #'s

TIF Expenditure Amount:	18,682
Rebate Paid To:	Skogman Construction 2018
Tied To Debt:	Skogman Construction 2018
Tied To Project:	Skogman Construction 2018
Projected Final FY of Rebate:	2031

Parcel #'s 10.10.151.028 & 10.10.151.029

TIF Expenditure Amount:	17,059
Rebate Paid To:	Casey's South
Tied To Debt:	Casey's South
Tied To Project:	Casey's South
Projected Final FY of Rebate:	2030

06.35.151.004 & 06.35.151.005

TIF Expenditure Amount:	9,337
Rebate Paid To:	Geater 2020
Tied To Debt:	Geater 2020
Tied To Project:	Geater 2020
Projected Final FY of Rebate:	2027

Numerous Parcel #'s

TIF Expenditure Amount:	12,012
Rebate Paid To:	Steve Gee
Tied To Debt:	Gee Hummingbird Court 2020
Tied To Project:	Gee Hummingbird Court
Projected Final FY of Rebate:	2032

10.10.176.009

TIF Expenditure Amount:	99,489
Rebate Paid To:	Pries Enterprises
Tied To Debt:	Pries
Tied To Project:	Pries Enterprises
Projected Final FY of Rebate:	2033

06.34.463.003

TIF Expenditure Amount:	4,476
Rebate Paid To:	CESI Holdings
Tied To Debt:	CESI Holding/Gee Office
Tied To Project:	CESI Holdings/Gee Office
Projected Final FY of Rebate:	2033

06.34.464.006

TIF Expenditure Amount:	47
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Rebate Paid To:	B3 Brew - Randy Mumm
Tied To Debt:	B3 Brew-Scooters
Tied To Project:	B3 Brew-Scooters
Projected Final FY of Rebate:	2033

Numerous Parcel #'s

TIF Expenditure Amount:	0
Rebate Paid To:	Steve Gee
Tied To Debt:	Gee Humming II
Tied To Project:	Gee Humming II
Projected Final FY of Rebate:	2035

10.05.300.019

TIF Expenditure Amount:	2,723
Rebate Paid To:	Noa Marting Gymnastics
Tied To Debt:	Noa Marting Gymnastics
Tied To Project:	Noa Marting Gymnastics
Projected Final FY of Rebate:	2034

10.05.451.001

TIF Expenditure Amount:	26,597
Rebate Paid To:	Our Storage Units Tyler Rasmussen
Tied To Debt:	Our Storage Units (T. Rasmussen)
Tied To Project:	Our Storage Units (T. Rasmussen)
Projected Final FY of Rebate:	2034

10.04.254.010

TIF Expenditure Amount:	11,142
Rebate Paid To:	Hartig Drug
Tied To Debt:	Hartig Drug
Tied To Project:	Commercial Corridor Improvement
Projected Final FY of Rebate:	2025

06.34.462.009

TIF Expenditure Amount:	10,000
Rebate Paid To:	Dom Sparrgrove
Tied To Debt:	Dom Sparrgrove
Tied To Project:	Commercial Corridor Improvement
Projected Final FY of Rebate:	2025

10.04.276.004

TIF Expenditure Amount:	15,318
Rebate Paid To:	The Spot Smoke Shop
Tied To Debt:	The Spot Smoke Shop
Tied To Project:	Commercial Corridor Improvement
Projected Final FY of Rebate:	2025

06.34.269.00

TIF Expenditure Amount:	18,770
Rebate Paid To:	Boubin Tire
Tied To Debt:	Boubin Tire
Tied To Project:	Commercial Corridor Improvement
Projected Final FY of Rebate:	2025

Numerous Parcel #'s

TIF Expenditure Amount:	0
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Rebate Paid To:	Steve Gee
Tied To Debt:	S Gee Pines 3rd Ed. 2025
Tied To Project:	S Gee Pines 3rd Ed. 2025
Projected Final FY of Rebate:	2038

10.04.277.008

TIF Expenditure Amount:	3,150
Rebate Paid To:	Sanity Room
Tied To Debt:	Sanity Room
Tied To Project:	Commercial Corridor Improvement
Projected Final FY of Rebate:	2025

Jobs For INDEPENDENCE URBAN RENEWAL

Project:	Geater 2017
Company Name:	GEATER MACHINING & MFG.
Date Agreement Began:	08/28/2017
Date Agreement Ends:	06/01/2025
Number of Jobs Created or Retained:	6
Total Annual Wages of Required Jobs:	248,227
Total Estimated Private Capital Investment:	7,800,000
Total Estimated Cost of Public Infrastructure:	0

Income Housing For INDEPENDENCE URBAN RENEWAL

Amount of FY 2025 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	104,180
<hr/>	
Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	0
Grants, credits or other direct assistance to low and moderate income families:	41,510
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	0
Other low and moderate income housing assistance:	0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Amendments will need to be added by the County Auditor to reflect the areas on the updated map that has been submitted. I'm not able to get information from County Auditor regarding districts and ordinances tied to districts.

256 Characters Left

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

0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: INDEPENDENCE (10G076)
 Urban Renewal Area: INDEPENDENCE URBAN RENEWAL (10004)
 TIF Taxing District Name: INDEPENDENCE CITY AG/INDEPENDENCE SCH/INDEPENDENCE UR TIF INCREM
 TIF Taxing District Inc. Number: 100096
 TIF Taxing District Base Year: 1989
 FY TIF Revenue First Received: 1992
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1990

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	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	176,963	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: INDEPENDENCE (10G076)
 Urban Renewal Area: INDEPENDENCE URBAN RENEWAL (10004)
 TIF Taxing District Name: INDEPENDENCE CITY/INDEPENDENCE SCH/INDEPENDENCE UR TIF INCREM
 TIF Taxing District Inc. Number: 100098
 TIF Taxing District Base Year: 1989
 FY TIF Revenue First Received: 1992
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1990

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	72,338,700	50,459,390	13,266,900	0	-168,000	135,545,990	0	135,545,990
Taxable	0	33,523,751	35,375,227	11,025,864	0	-168,000	79,405,842	0	79,405,842
Homestead Credits									297

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	34,601,179	79,405,842	29,001,990	50,403,852	1,668,570

FY 2025 TIF Revenue Received: 1,169,832

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: INDEPENDENCE (10G076)
 Urban Renewal Area: INDEPENDENCE URBAN RENEWAL (10004)
 TIF Taxing District Name: INDEPENDENCE CITY/INDEPENDENCE SCH/INDEPENDENCE 2 UR TIF INCREM
 TIF Taxing District Inc. Number: 100100
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 1996
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	01/1993

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	3,334,891	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: INDEPENDENCE (10G076)
 Urban Renewal Area: INDEPENDENCE URBAN RENEWAL (10004)
 TIF Taxing District Name: INDEPENDENCE CITY/INDEPENDENCE SCH/INDEPENDENCE 3 UR TIF INCREM
 TIF Taxing District Inc. Number: 100102
 TIF Taxing District Base Year: 1994
 FY TIF Revenue First Received: 1997
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2017

UR Designation	
Slum	No
Blighted	No
Economic Development	03/1995

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	1,505	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: INDEPENDENCE (10G076)
 Urban Renewal Area: INDEPENDENCE URBAN RENEWAL (10004)
 TIF Taxing District Name: INDEPENDENCE CITY AG/INDEPENDENCE SCH/INDEPENDENCE 3 UR TIF INCREM
 TIF Taxing District Inc. Number: 100134
 TIF Taxing District Base Year: 2001
 FY TIF Revenue First Received: 2004
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2024

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2002

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	8,910	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: INDEPENDENCE (10G076)
 Urban Renewal Area: INDEPENDENCE URBAN RENEWAL (10004)
 TIF Taxing District Name: INDEPENDENCE CITY/INDEPENDENCE SCH/INDEPENDENCE 4 UR TIF INCREM
 TIF Taxing District Inc. Number: 100136
 TIF Taxing District Base Year: 1995
 FY TIF Revenue First Received: 1998
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2018

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1996

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	14,605,793	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: INDEPENDENCE (10G076)
 Urban Renewal Area: INDEPENDENCE URBAN RENEWAL (10004)
 TIF Taxing District Name: INDEPENDENCE CITY/INDEPENDENCE SCH/INDEPENDENCE 5 UR TIF INCREM
 TIF Taxing District Inc. Number: 100138
 TIF Taxing District Base Year: 2001
 FY TIF Revenue First Received: 2004
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2024

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2002

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	2,711,643	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: INDEPENDENCE (10G076)
 Urban Renewal Area: INDEPENDENCE URBAN RENEWAL (10004)
 TIF Taxing District Name: INDEPENDENCE CITY/INDEPENDENCE SCH/INDEPENDENCE 6 UR TIF INCREM
 TIF Taxing District Inc. Number: 100140
 TIF Taxing District Base Year: 2001
 FY TIF Revenue First Received: 2004
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2024

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2002

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	1,234,903	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: INDEPENDENCE (10G076)
 Urban Renewal Area: INDEPENDENCE URBAN RENEWAL (10004)
 TIF Taxing District Name: INDEPENDENCE CITY AG/INDEPENDENCE SCH/INDEPENDENCE 4 UR TIF INCREM
 TIF Taxing District Inc. Number: 100142
 TIF Taxing District Base Year: 2001
 FY TIF Revenue First Received: 2005
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2025

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2003

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	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	12,399	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: INDEPENDENCE (10G076)
 Urban Renewal Area: INDEPENDENCE URBAN RENEWAL (10004)
 TIF Taxing District Name: INDEPENDENCE CITY AG/INDEPENDENCE SCH/INDEPENDENCE 5 UR TIF INCREM
 TIF Taxing District Inc. Number: 100144
 TIF Taxing District Base Year: 2001
 FY TIF Revenue First Received: 2005
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2025

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2003

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	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	615,511	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: INDEPENDENCE (10G076)
 Urban Renewal Area: INDEPENDENCE URBAN RENEWAL (10004)
 TIF Taxing District Name: INDEPENDENCE CITY AG/INDEPENDENCE SCH/INDEPENDENCE 6 UR TIF INCREM
 TIF Taxing District Inc. Number: 100160
 TIF Taxing District Base Year: 2008
 FY TIF Revenue First Received: 2011
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2031

UR Designation	
Slum	No
Blighted	No
Economic Development	08/2009

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	134,773	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: INDEPENDENCE (10G076)
 Urban Renewal Area: INDEPENDENCE URBAN RENEWAL (10004)
 TIF Taxing District Name: INDEPENDENCE CITY/INDEPENDENCE SCH/INDEPENDENCE 7 UR TIF INCREM
 TIF Taxing District Inc. Number: 100162
 TIF Taxing District Base Year: 2008
 FY TIF Revenue First Received: 2011
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2031

UR Designation	
Slum	No
Blighted	No
Economic Development	08/2009

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	45,451	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: INDEPENDENCE (10G076)
 Urban Renewal Area: INDEPENDENCE URBAN RENEWAL (10004)
 TIF Taxing District Name: INDEPENDENCE CITY/INDEPENDENCE SCH/INDEPENDENCE UR 7 INCREM
 TIF Taxing District Inc. Number: 100166
 TIF Taxing District Base Year: 2017
 FY TIF Revenue First Received: 2020
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2040

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	871	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: INDEPENDENCE (10G076)
 Urban Renewal Area: INDEPENDENCE URBAN RENEWAL (10004)
 TIF Taxing District Name: INDEPENDENCE CITY/INDEPENDENCE SCH/INDEPENDENCE UR 8 INCREM
 TIF Taxing District Inc. Number: 100168
 TIF Taxing District Base Year: 2017
 FY TIF Revenue First Received: 2020
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2040

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	55,640	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: INDEPENDENCE (10G076)
 Urban Renewal Area: INDEPENDENCE URBAN RENEWAL (10004)
 TIF Taxing District Name: INDEPENDENCE CITY/INDEPENDENCE SCH/INDEPENDENCE UR 9 INCREM
 TIF Taxing District Inc. Number: 100170
 TIF Taxing District Base Year: 2017
 FY TIF Revenue First Received: 2020
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2040

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	828,908	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: INDEPENDENCE (10G076)
 Urban Renewal Area: INDEPENDENCE URBAN RENEWAL (10004)
 TIF Taxing District Name: INDEPENDENCE CITY/INDEPENDENCE SCH/INDEPENDENCE UR 10 INCREM
 TIF Taxing District Inc. Number: 100172
 TIF Taxing District Base Year: 2017
 FY TIF Revenue First Received: 2020
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2040

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	27,000	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: INDEPENDENCE (10G076)
 Urban Renewal Area: INDEPENDENCE URBAN RENEWAL (10004)
 TIF Taxing District Name: INDEPENDENCE CITY/INDEPENDENCE SCH/HUMMINGBIRD TIF INCREM
 TIF Taxing District Inc. Number: 100177
 TIF Taxing District Base Year: 2019
 FY TIF Revenue First Received: 2022
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2042

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	7,560	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: INDEPENDENCE (10G076)
 Urban Renewal Area: INDEPENDENCE URBAN RENEWAL (10004)
 TIF Taxing District Name: INDEPENDENCE CITY/INDEPENDENCE SCH/5TH WARD TIF INCREM
 TIF Taxing District Inc. Number: 100179
 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	12,920	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: INDEPENDENCE (10G076)
Urban Renewal Area: INDEPENDENCE URBAN RENEWAL (10004)
TIF Taxing District Name: INDEPENDENCE/HUMMINGBIRD II
TIF Taxing District Inc. Number: 100183

TIF Taxing District Base Year: 0
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	7,510	0	0	0	0	0	7,510	0	7,510
Taxable	5,391	0	0	0	0	0	5,391	0	5,391
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	9,057	0	0	0	0

FY 2025 TIF Revenue Received: 0