

Annual Urban Renewal Report, Fiscal Year 2019 - 2020

Levy Authority Summary

Local Government Name: ADAIR COUNTY
Local Government Number: 01

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
ADAIR COUNTY NW WIND FARM URBAN RENEWAL	01009	8

TIF Debt Outstanding: 20,941,842

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:	2,556,911	0	Amount of 07-01-2019 Cash Balance Restricted for LMI
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TIF Revenue:	2,502,579
TIF Sp. Revenue Fund Interest:	9,809
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	2,512,388

Rebate Expenditures:	0
Non-Rebate Expenditures:	1,850,296
Returned to County Treasurer:	0
Total Expenditures:	1,850,296

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:	3,219,003	0	Amount of 06-30-2020 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance:** 15,872,543

Urban Renewal Area Data Collection

Local Government Name: ADAIR COUNTY (01)
 Urban Renewal Area: ADAIR COUNTY NW WIND FARM URBAN RENEWAL
 UR Area Number: 01009

UR Area Creation Date: 11/2012

This Urban Renewal Plan has been developed to help local officials promote economic development in Adair County through the improvement of roads and bridges.

UR Area Purpose: Amendment #1 created 4-2013.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
SUMMIT TWP/AC SCH/NW WIND FARM TIF INCREM	010095	010096	51,754,614
SUMMIT TWP/CAM SCH/NW WIND FARM TIF INCREM	010097	010098	13,684,769
WASHINGTON TWP/NODAWAY VALLEY SCH/NW WIND AMEND1 TIF INCREM	010100	010101	3,097,885
JACKSON TWP/NODAWAY VALLEY SCH/NW WIND AMEND1 TIF INCREM	010102	010103	11,617,199
PRUSSIA TWP/NODAWAY VALLEY SCH/NW WIND AMEND1 TIF INCREM	010104	010105	7,072,239
PRUSSIA TWP/AC SCH/NW WIND AMEND1 TIF INCREM	010106	010107	0
SUMMIT TWP/AC SCH/ NW WIND AMEND1 TIF INCREM	010108	010109	8,327,795
WALNUT TWP/AC SCH/NW WIND AMEND1 TIF INCREM	010110	010111	12,812,034

Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	150,554,268	0	0	150,554,268	0	150,554,268
Taxable	0	0	0	135,498,806	0	0	135,498,806	0	135,498,806
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:

2,556,911

0

Amount of 07-01-2019 Cash Balance Restricted for LMI

TIF Revenue: 2,502,579
 TIF Sp. Revenue Fund Interest: 9,809
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 2,512,388

Rebate Expenditures: 0
 Non-Rebate Expenditures: 1,850,296
 Returned to County Treasurer: 0
Total Expenditures: 1,850,296

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:

3,219,003

0

Amount of 06-30-2020 Cash Balance Restricted for LMI

Projects For ADAIR COUNTY NW WIND FARM URBAN RENEWAL

Granular Surfacing

Description:	Rocking roads within the UR area
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

L-TBRW282--73-01

Description:	Bridge Walnut W28 North (14 Bond)
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

L-TBRW289--73-01

Description:	Bridge Walnut W28 (14 Bond)
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

LFM-THMAN54--7X-01

Description:	N-54 HMA Paving (14 Bond)
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

LFM-TBRW3J--7X-01

Description:	Bridge Jackson W-3 (14 Bond)
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Series 2014 Bond

Description:	5,085,000 TIF Bond Expense
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

Series 2015 Bond

Description:	5,000,000 TIF Bond Expense
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

LFM-TRCBW5N--7X-01

Description:	W-5 Summerset N Box Culvert (14 Bond)
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

LFM-TRCBW5S--7X-01

Description:	W-5 Summerset S Box Culvert (14 Bond)
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

L-TBRW7--73-01

Description:	N-7 Walnut Box Culvert (14 Bond)
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Economic Development

Description:	Midwest Partnership
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

L-TBRG19W

Description:	N-19 Washington Bridge (15 Bond)
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

LFM-TBRW32J--73-01

Description:	W-32 Jackson Bridge (14 Bond)
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

LFM-TBRW17E--7X-01

Description:	W17 Eureka Bridge (14 Bond)
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

L-TBCN12S

Description:	N-12 Summit RCB (14 Bond)
Classification:	Roads, Bridges & Utilities

Physically Complete:	Yes
Payments Complete:	No

Series 2017 Bond

Description:	4,206,000 TIF Bond Expense
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

LFM-LGG27--7X-01

Description:	Grading G-27 (15 Bond)
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

LFM-CIPHMAN72--7X-01

Description:	CIP/HMA Resurfacing Font. Rd. N (15 Bond)
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

LFM-LRCN20J--7X-01

Description:	RCB Culvert Replacement (15 Bond)
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

LFM-HMAG27-01

Description:	Hot Mix Asphalt Resurfacing G-27 from N72 to N54 (2020 Bond)
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

LFM-LGG61--7X-01

Description:	Grading G-61from Adair-Cass Ave to N51 (2015 Bond)
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Series 2019 Bond

Description:	3,275,000 TIF Bond Expense
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

Series 2020 Bond

Description:	4,495,000 TIF Bond Expense
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For ADAIR COUNTY NW WIND FARM URBAN RENEWAL

GO Bond Series 2014

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,610,000
Interest:	69,723
Total:	2,679,723
Annual Appropriation?:	No
Date Incurred:	03/05/2014
FY of Last Payment:	2022

Paying Agent Fees 2014

Debt/Obligation Type:	Other Debt
Principal:	1,500
Interest:	0
Total:	1,500
Annual Appropriation?:	No
Date Incurred:	03/05/2014
FY of Last Payment:	2022

GO Bond Series 2015

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	4,540,000
Interest:	620,000
Total:	5,160,000
Annual Appropriation?:	No
Date Incurred:	08/05/2015
FY of Last Payment:	2026

Paying Agent Fees 2015

Debt/Obligation Type:	Other Debt
Principal:	3,500
Interest:	0
Total:	3,500
Annual Appropriation?:	No
Date Incurred:	08/05/2015
FY of Last Payment:	2026

Midwest Partnership FY18

Debt/Obligation Type:	Other Debt
Principal:	30,000
Interest:	0
Total:	30,000
Annual Appropriation?:	Yes

Date Incurred:	03/01/2017
FY of Last Payment:	2017

GO Bond Series 2017

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	3,826,000
Interest:	431,543
Total:	4,257,543
Annual Appropriation?:	No
Date Incurred:	06/14/2017
FY of Last Payment:	2028

Paying Agent Fees 2017

Debt/Obligation Type:	Other Debt
Principal:	4,500
Interest:	0
Total:	4,500
Annual Appropriation?:	No
Date Incurred:	06/14/2017
FY of Last Payment:	2028

GO Bond Series 2019

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	3,275,000
Interest:	427,471
Total:	3,702,471
Annual Appropriation?:	No
Date Incurred:	08/28/2019
FY of Last Payment:	2030

Paying Agent Fees 2019

Debt/Obligation Type:	Other Debt
Principal:	6,600
Interest:	0
Total:	6,600
Annual Appropriation?:	No
Date Incurred:	08/28/2019
FY of Last Payment:	2030

GO UR Bond Series 2020

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	4,495,000
Interest:	595,005
Total:	5,090,005
Annual Appropriation?:	No
Date Incurred:	06/17/2020
FY of Last Payment:	2030

Paying Agent Fees 2020

Debt/Obligation Type:	Other Debt
Principal:	6,000
Interest:	0
Total:	6,000
Annual Appropriation?:	No
Date Incurred:	06/17/2020
FY of Last Payment:	2030

Non-Rebates For ADAIR COUNTY NW WIND FARM URBAN RENEWAL

TIF Expenditure Amount:	30,000
Tied To Debt:	Midwest Partnership FY18
Tied To Project:	Economic Development
TIF Expenditure Amount:	894,005
Tied To Debt:	GO Bond Series 2014
Tied To Project:	Series 2014 Bond
TIF Expenditure Amount:	406,038
Tied To Debt:	GO Bond Series 2015
Tied To Project:	Series 2015 Bond
TIF Expenditure Amount:	500
Tied To Debt:	Paying Agent Fees 2014
Tied To Project:	Series 2014 Bond
TIF Expenditure Amount:	500
Tied To Debt:	Paying Agent Fees 2015
Tied To Project:	Series 2015 Bond
TIF Expenditure Amount:	469,083
Tied To Debt:	GO Bond Series 2017
Tied To Project:	Series 2017 Bond
TIF Expenditure Amount:	500
Tied To Debt:	Paying Agent Fees 2017
Tied To Project:	Series 2017 Bond
TIF Expenditure Amount:	49,670
Tied To Debt:	GO Bond Series 2019
Tied To Project:	Series 2019 Bond

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TIF Taxing District Data Collection

Local Government Name: ADAIR COUNTY (01)
 Urban Renewal Area: ADAIR COUNTY NW WIND FARM URBAN RENEWAL (01009)
 TIF Taxing District Name: SUMMIT TWP/AC SCH/NW WIND FARM TIF INCREM
 TIF Taxing District Inc. Number: 010096
 TIF Taxing District Base Year: 2009
 FY TIF Revenue First Received: 2012
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2032

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2010

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	71,926,282	0	0	71,926,282	0	71,926,282
Taxable	0	0	0	64,733,639	0	0	64,733,639	0	64,733,639
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	0	64,733,639	51,754,614	12,979,025	294,776

FY 2020 TIF Revenue Received: 1,176,100

TIF Taxing District Data Collection

Local Government Name: ADAIR COUNTY (01)
 Urban Renewal Area: ADAIR COUNTY NW WIND FARM URBAN RENEWAL (01009)
 TIF Taxing District Name: SUMMIT TWP/CAM SCH/NW WIND FARM TIF INCREM
 TIF Taxing District Inc. Number: 010098
 TIF Taxing District Base Year: 2009
 FY TIF Revenue First Received: 2012
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2032

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2010

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	19,006,671	0	0	19,006,671	0	19,006,671
Taxable	0	0	0	17,106,000	0	0	17,106,000	0	17,106,000
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	0	17,106,000	13,684,769	3,421,231	77,912

FY 2020 TIF Revenue Received: 310,980

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TIF Taxing District Data Collection

Local Government Name: ADAIR COUNTY (01)
 Urban Renewal Area: ADAIR COUNTY NW WIND FARM URBAN RENEWAL (01009)
 TIF Taxing District Name: WASHINGTON TWP/NODAWAY VALLEY SCH/NW WIND AMEND1 TIF INCREM
 TIF Taxing District Inc. Number: 010101
 TIF Taxing District Base Year: 2012
 FY TIF Revenue First Received: 2015
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2034

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2013

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	4,302,672	0	0	4,302,672	0	4,302,672
Taxable	0	0	0	3,872,404	0	0	3,872,404	0	3,872,404
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	0	3,872,404	3,097,885	774,519	19,218

FY 2020 TIF Revenue Received: 73,285

TIF Taxing District Data Collection

Local Government Name: ADAIR COUNTY (01)
 Urban Renewal Area: ADAIR COUNTY NW WIND FARM URBAN RENEWAL (01009)
 TIF Taxing District Name: JACKSON TWP/NODAWAY VALLEY SCH/NW WIND AMEND1 TIF INCREM
 TIF Taxing District Inc. Number: 010103
 TIF Taxing District Base Year: 2012
 FY TIF Revenue First Received: 2015
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2034

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2013

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	16,135,020	0	0	16,135,020	0	16,135,020
Taxable	0	0	0	14,521,515	0	0	14,521,515	0	14,521,515
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	0	14,521,515	11,617,199	2,904,316	72,085

FY 2020 TIF Revenue Received: 274,820

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TIF Taxing District Data Collection

Local Government Name:	ADAIR COUNTY (01)
Urban Renewal Area:	ADAIR COUNTY NW WIND FARM URBAN RENEWAL (01009)
TIF Taxing District Name:	PRUSSIA TWP/NODAWAY VALLEY SCH/NW WIND AMEND1 TIF INCREM
TIF Taxing District Inc. Number:	010105
TIF Taxing District Base Year:	2012
FY TIF Revenue First Received:	2016
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2034

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2012

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	9,822,632	0	0	9,822,632	0	9,822,632
Taxable	0	0	0	8,840,366	0	0	8,840,366	0	8,840,366
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	0	8,840,366	7,072,239	1,768,127	43,157

FY 2020 TIF Revenue Received: 167,303

TIF Taxing District Data Collection

Local Government Name:	ADAIR COUNTY (01)
Urban Renewal Area:	ADAIR COUNTY NW WIND FARM URBAN RENEWAL (01009)
TIF Taxing District Name:	PRUSSIA TWP/AC SCH/NW WIND AMEND1 TIF INCREM
TIF Taxing District Inc. Number:	010107
TIF Taxing District Base Year:	2012
FY TIF Revenue First Received:	2016
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2034

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2012

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	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 2020	0	0	0	0	0

FY 2020 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: ADAIR COUNTY (01)
 Urban Renewal Area: ADAIR COUNTY NW WIND FARM URBAN RENEWAL (01009)
 TIF Taxing District Name: SUMMIT TWP/AC SCH/ NW WIND AMEND1 TIF INCREM
 TIF Taxing District Inc. Number: 010109
 TIF Taxing District Base Year: 2012
 FY TIF Revenue First Received: 2016
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2034

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2012

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	11,566,451	0	0	11,566,451	0	11,566,451
Taxable	0	0	0	10,409,802	0	0	10,409,802	0	10,409,802
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	0	10,409,802	8,327,795	2,082,007	47,286

FY 2020 TIF Revenue Received: 197,005

TIF Taxing District Data Collection

Local Government Name: ADAIR COUNTY (01)
 Urban Renewal Area: ADAIR COUNTY NW WIND FARM URBAN RENEWAL (01009)
 TIF Taxing District Name: WALNUT TWP/AC SCH/NW WIND AMEND1 TIF INCREM
 TIF Taxing District Inc. Number: 010111
 TIF Taxing District Base Year: 2012
 FY TIF Revenue First Received: 2016
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2034

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2012

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	17,794,540	0	0	17,794,540	0	17,794,540
Taxable	0	0	0	16,015,080	0	0	16,015,080	0	16,015,080
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	0	16,015,080	12,812,034	3,203,046	72,136

FY 2020 TIF Revenue Received: 303,086