

**Annual Urban Renewal Report, Fiscal Year 2019 - 2020**

**Levy Authority Summary**

Local Government Name: AUDUBON COUNTY  
 Local Government Number: 05

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
AUDUBON COUNTY CONSOLIDATED URBAN RENEWAL	05002	8

**TIF Debt Outstanding: 7,974,947**

---

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:</b>	<b>22,739</b>	<b>0</b>	<b>Amount of 07-01-2019 Cash Balance Restricted for LMI</b>
---	---------------	----------	---

TIF Revenue:	402,598
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>402,598</b>

Rebate Expenditures:	37,659
Non-Rebate Expenditures:	354,837
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>392,496</b>

---

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:</b>	<b>32,841</b>	<b>0</b>	<b>Amount of 06-30-2020 Cash Balance Restricted for LMI</b>
---	---------------	----------	---

**Year-End Outstanding TIF  
 Obligations, Net of TIF Special  
 Revenue Fund Balance: 7,549,610**

**Urban Renewal Area Data Collection**

Local Government Name: AUDUBON COUNTY (05)  
 Urban Renewal Area: AUDUBON COUNTY CONSOLIDATED URBAN RENEWAL  
 UR Area Number: 05002  
 UR Area Creation Date: 10/2014

contribute to economy/job opportunities/property tax base; to stimulate private investment/job retention, growth & expansion through incentives; and to provide infrastructure, services & facilities to enhance possibilities for private enterprise

UR Area Purpose:

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
HAMLIN TWP/AUDUBON SCH/AUDUBON CO UR TIF INCREM	050048	050049	335,235
LEROY TWP/AUDUBON SCH/AUDUBON CO UR TIF INCREM	050050	050051	311,639
HAMLIN TWP/AUDUBON SCH/WCC INCREM	050056	050057	3,216,677
LINCOLN TWP/IKM-MANNING SCH/PCE TIF INCREM	050058	050059	1,471,092
LEROY TWP/AUDUBON SCH/NW AUDUBON TIF INCREM	050060	050061	913,414
AUDUBON TWP/ADAIR-CASEY SCH/WIND TIF INCREM	050062	050063	1,677,517
AUDUBON TWP/CAM SCH/ WIND TIF INCREM	050064	050065	1,731,471
AUDUBON TWP/EEK SCH/WIND TIF INCREM	050066	050067	6,755,306

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,584,690	1,044,980	9,461,570	24,521,330	0	-5,556	36,607,014	0	36,607,014
Taxable	889,524	594,786	8,515,413	22,069,197	0	-5,556	32,063,364	0	32,063,364
Homestead Credits									16

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:** 22,739      0      **Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue:	402,598
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>402,598</b>

Rebate Expenditures:	37,659
Non-Rebate Expenditures:	354,837
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>392,496</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:** 32,841      0      **Amount of 06-30-2020 Cash Balance Restricted for LMI**

## Projects For AUDUBON COUNTY CONSOLIDATED URBAN RENEWAL

### Rebate agreement for 3-phase electrical service

Description:	rebate agreement to help finance 3-phase electrical service to project
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	Yes

### 100th St Improvement Project

Description:	grading/paving 1/2 mile of 100th St
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

### Admin Exp/Bond Interest

Description:	Admin expenses incurred to consolidate rural UR/TIF areas
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

### 190th St Improvements

Description:	Paving 190th St
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

### F58 Littlefield Dr Impr South

Description:	Paving F58 Littlefield Dr 300th St to Cass County
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### LE21 Bridge Replacement

Description:	Leroy 21 Bridge Replacement on Lark Ave
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### LE27 Bridget Replacement

Description:	Leroy 27 Bridge Repl @ 190th & Lark Ave
Classification:	Roads, Bridges & Utilities

Physically Complete: Yes  
Payments Complete: No

**N36 Road Resurfacing**

Description: resurface 13 mi Hwy 44 to Carroll Co line  
Classification: Roads, Bridges & Utilities  
Physically Complete: Yes  
Payments Complete: No

**F58 Littlefield Dr Impr North**

Description: Paving F58 Littlefield Dr 300th St North  
Classification: Roads, Bridges & Utilities  
Physically Complete: Yes  
Payments Complete: No

## Debts/Obligations For AUDUBON COUNTY CONSOLIDATED URBAN RENEWAL

### West Central Development Agreement Rebat

Debt/Obligation Type:	Rebates
Principal:	37,659
Interest:	0
Total:	37,659
Annual Appropriation?:	Yes
Date Incurred:	11/05/2012
FY of Last Payment:	2020

### GO Urban Renewal County Purpose Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	6,135,000
Interest:	1,802,288
Total:	7,937,288
Annual Appropriation?:	Yes
Date Incurred:	02/20/2018
FY of Last Payment:	2036

## Non-Rebates For AUDUBON COUNTY CONSOLIDATED URBAN RENEWAL

TIF Expenditure Amount:	8,205
Tied To Debt:	GO Urban Renewal County Purpose Bonds
Tied To Project:	190th St Improvements

TIF Expenditure Amount:	184,837
Tied To Debt:	GO Urban Renewal County Purpose Bonds
Tied To Project:	Admin Exp/Bond Interest

TIF Expenditure Amount:	151,309
Tied To Debt:	GO Urban Renewal County Purpose Bonds
Tied To Project:	100th St Improvement Project

TIF Expenditure Amount:	10,486
Tied To Debt:	GO Urban Renewal County Purpose Bonds
Tied To Project:	LE21 Bridge Replacement

## Rebates For AUDUBON COUNTY CONSOLIDATED URBAN RENEWAL

**2287 Lark Ave; Hamlin, IA 50117**

TIF Expenditure Amount:	37,659
Rebate Paid To:	West Central Cooperative
Tied To Debt:	West Central Development Agreement Rebat
Tied To Project:	Rebate agreement for 3-phase electrical service
Projected Final FY of Rebate:	2022

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2020

**TIF Taxing District Data Collection**

Local Government Name: AUDUBON COUNTY (05)  
 Urban Renewal Area: AUDUBON COUNTY CONSOLIDATED URBAN RENEWAL (05002)  
 TIF Taxing District Name: HAMLIN TWP/AUDUBON SCH/AUDUBON CO UR TIF INCREM  
 TIF Taxing District Inc. Number: 050049  
 TIF Taxing District Base Year: 1999  
 FY TIF Revenue First Received: 2003  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2021

	UR Designation
Slum	No
Blighted	No
Economic Development	12/2000

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	666,890	387,840	0	0	-1,852	1,052,878	0	1,052,878
Taxable	0	379,585	349,056	0	0	-1,852	726,789	0	726,789
Homestead Credits									14

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	496,020	558,710	335,235	223,475	5,518

FY 2020 TIF Revenue Received: 8,093

**TIF Taxing District Data Collection**

Local Government Name: AUDUBON COUNTY (05)  
 Urban Renewal Area: AUDUBON COUNTY CONSOLIDATED URBAN RENEWAL (05002)  
 TIF Taxing District Name: LEROY TWP/AUDUBON SCH/AUDUBON CO UR TIF INCREM  
 TIF Taxing District Inc. Number: 050051  
 TIF Taxing District Base Year: 1999  
 FY TIF Revenue First Received: 2003  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2021

	UR Designation
Slum	No
Blighted	No
Economic Development	12/2000

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	378,090	0	459,090	0	-3,704	833,476	0	833,476
Taxable	0	215,201	0	413,181	0	-3,704	624,678	0	624,678
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	317,790	519,390	311,639	207,751	5,138

FY 2020 TIF Revenue Received: 7,707

**TIF Taxing District Data Collection**

Local Government Name: AUDUBON COUNTY (05)  
 Urban Renewal Area: AUDUBON COUNTY CONSOLIDATED URBAN RENEWAL (05002)  
 TIF Taxing District Name: HAMLIN TWP/AUDUBON SCH/WCC INCREM  
 TIF Taxing District Inc. Number: 050057  
 TIF Taxing District Base Year: 2011  
 FY TIF Revenue First Received: 2014  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2033

UR Designation	
Slum	No
Blighted	No
Economic Development	03/2012

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	5,956,850	0	0	0	5,956,850	0	5,956,850
Taxable	0	0	5,361,165	0	0	0	5,361,165	0	5,361,165
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	94,020	5,361,165	3,216,677	2,144,488	52,954

FY 2020 TIF Revenue Received: 79,430

**TIF Taxing District Data Collection**

Local Government Name: AUDUBON COUNTY (05)  
 Urban Renewal Area: AUDUBON COUNTY CONSOLIDATED URBAN RENEWAL (05002)  
 TIF Taxing District Name: LINCOLN TWP/IKM-MANNING SCH/PCE TIF INCREM  
 TIF Taxing District Inc. Number: 050059  
 TIF Taxing District Base Year: 2011  
 FY TIF Revenue First Received: 2014  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2033

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2012

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	2,886,800	0	0	2,886,800	0	2,886,800
Taxable	0	0	0	2,598,120	0	0	2,598,120	0	2,598,120
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	434,980	2,451,820	1,471,092	980,728	24,200

FY 2020 TIF Revenue Received: 36,301

**TIF Taxing District Data Collection**

Local Government Name: AUDUBON COUNTY (05)  
 Urban Renewal Area: AUDUBON COUNTY CONSOLIDATED URBAN RENEWAL (05002)  
 TIF Taxing District Name: LEROY TWP/AUDUBON SCH/NW AUDUBON TIF INCREM  
 TIF Taxing District Inc. Number: 050061  
 TIF Taxing District Base Year: 2013  
 FY TIF Revenue First Received: 2016  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2035

	UR Designation
Slum	No
Blighted	No
Economic Development	10/2014

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	21,620	0	3,116,880	0	0	0	3,138,500	0	3,138,500
Taxable	12,136	0	2,805,192	0	0	0	2,817,328	0	2,817,328
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	1,616,170	1,522,330	913,414	608,916	15,060

FY 2020 TIF Revenue Received: 22,422

**TIF Taxing District Data Collection**

Local Government Name: AUDUBON COUNTY (05)  
 Urban Renewal Area: AUDUBON COUNTY CONSOLIDATED URBAN RENEWAL (05002)  
 TIF Taxing District Name: AUDUBON TWP/ADAIR-CASEY SCH/WIND TIF INCREM  
 TIF Taxing District Inc. Number: 050063  
 TIF Taxing District Base Year: 2014  
 FY TIF Revenue First Received: 2017  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2036

	UR Designation
Slum	No
Blighted	No
Economic Development	No

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	267,080	0	0	3,529,240	0	0	3,796,320	0	3,796,320
Taxable	149,918	0	0	3,176,316	0	0	3,326,234	0	3,326,234
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	1,000,470	2,795,850	1,677,517	1,118,333	26,484

FY 2020 TIF Revenue Received: 39,728

**TIF Taxing District Data Collection**

Local Government Name: AUDUBON COUNTY (05)  
 Urban Renewal Area: AUDUBON COUNTY CONSOLIDATED URBAN RENEWAL (05002)  
 TIF Taxing District Name: AUDUBON TWP/CAM SCH/ WIND TIF INCREM  
 TIF Taxing District Inc. Number: 050065  
 TIF Taxing District Base Year: 2014  
 FY TIF Revenue First Received: 2017  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2036

UR Designation	
Slum	No
Blighted	No
Economic Development	No

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	218,410	0	0	3,529,240	0	0	3,747,650	0	3,747,650
Taxable	122,599	0	0	3,176,316	0	0	3,298,915	0	3,298,915
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	918,670	2,828,980	1,731,471	1,097,509	26,058

FY 2020 TIF Revenue Received: 41,111

**TIF Taxing District Data Collection**

Local Government Name: AUDUBON COUNTY (05)  
 Urban Renewal Area: AUDUBON COUNTY CONSOLIDATED URBAN RENEWAL (05002)  
 TIF Taxing District Name: AUDUBON TWP/EEK SCH/WIND TIF INCREM  
 TIF Taxing District Inc. Number: 050067  
 TIF Taxing District Base Year: 2014  
 FY TIF Revenue First Received: 2017  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2036

UR Designation	
Slum	No
Blighted	No
Economic Development	No

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,077,580	0	0	14,116,960	0	0	15,194,540	0	15,194,540
Taxable	604,871	0	0	12,705,264	0	0	13,310,135	0	13,310,135
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	3,935,690	11,258,850	6,755,306	4,503,544	111,873

FY 2020 TIF Revenue Received: 167,806