

Annual Urban Renewal Report, Fiscal Year 2019 - 2020

Levy Authority Summary

Local Government Name: STORM LAKE
Local Government Number: 11G091

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
STORM LAKE INDUSTRIAL PARK URBAN RENEWAL	11001	5
NORTH #1 BARGLOFF URBAN RENEWAL	11008	7
#3 LMI HOUSING URBAN RENEWAL	11009	1
#4 LMI HOUSING URBAN RENEWAL	11010	1
STORM LAKE CITY/3RD ADDITION URBAN RENEWAL	11011	2

TIF Debt Outstanding: 19,891,782

TIF Sp. Rev. Fund Cash Balance			Amount of 07-01-2019 Cash Balance
as of 07-01-2019:	-59,397	0	Restricted for LMI

TIF Revenue:	723,955
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	49,943
Asset Sales & Loan Repayments:	103,099
Total Revenue:	876,997

Rebate Expenditures:	94,981
Non-Rebate Expenditures:	1,234,029
Returned to County Treasurer:	0
Total Expenditures:	1,329,010

TIF Sp. Rev. Fund Cash Balance			Amount of 06-30-2020 Cash Balance
as of 06-30-2020:	-511,410	8,097	Restricted for LMI

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

19,074,182

Urban Renewal Area Data Collection

Local Government Name: STORM LAKE (11G091)
 Urban Renewal Area: STORM LAKE INDUSTRIAL PARK URBAN RENEWAL
 UR Area Number: 11001
 UR Area Creation Date: 09/1991

UR Area Purpose: The purpose of this urban renewal area is to eliminate blighting influences and to promote revitalization.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
STORM LAKE CITY/STORM LAKE SCH/S L INDUSTRIAL PARK INCREM	110077	110078	6,495,409
STORM LAKE CITY/STORM LAKE SCH/S L INDUSTRIAL PARK INCREM	110089	110090	9,491,606
STORM LAKE CITY AG/STORM LAKE SCH/S L INDUSTRIAL PARK INCREM	110091	110092	63,094
STORM LAKE CITY AG/STORM LAKE SCH/S L INDUSTRIAL PARK 3 INCREM	110116	110117	0
STORM LAKE CITY/STORM LAKE SCH/S L INDUSTRIAL PARK 3 INCREM	110118	110119	0

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	112,400	2,984,180	15,578,942	12,016,610	0	-5,556	30,996,796	0	30,996,796
Taxable	63,094	1,698,541	14,021,048	10,814,949	0	-5,556	26,824,745	0	26,824,745
Homestead Credits									22

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019: 9,666 0 **Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue: 471,102
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims 36,825
 Asset Sales & Loan Repayments: 0
Total Revenue: 507,927

Rebate Expenditures: 0
 Non-Rebate Expenditures: 1,018,099
 Returned to County Treasurer: 0
Total Expenditures: 1,018,099

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020: -500,506 0 **Amount of 06-30-2020 Cash Balance Restricted for LMI**

Projects For STORM LAKE INDUSTRIAL PARK URBAN RENEWAL

Indoor Waterpark

Description:	Building of Indoor Waterpark - Part of Project AWAYSIS
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	No

Outdoor Waterpark

Description:	Building of an Outdoor Waterpark - Part of Project AWAYSIS
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	No

Family Playground

Description:	Building of a Family Playground near the beach and waterparks - Part of Project AWAYSIS
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	No

Lighthouse

Description:	Building of a Lighthouse Observatory Tower on Storm Lake - Part of Project AWAYSIS
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	No

Golf Course

Description:	Renovation of Existing Golf Course
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	No

Campground/Cottages

Description:	Remodeling of Existing Sites and addition of 4 Cottages
Classification:	Recreational facilities (lake development, parks, ball fields, trails)

Physically Complete:	Yes
Payments Complete:	No

Hotel

Description:	Building of a 100 Room Hotel with Full Service Restaurant and indoor/outdoor waterpark
Classification:	Commercial - hotels and conference centers
Physically Complete:	Yes
Payments Complete:	No

McKenna Water Utilities

Description:	Extension of Water Service to McKenna Housing Subdivision - A newly Annexed area
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	Yes

McKenna Sewer Utilities

Description:	Extension of Sewer to McKenna Housing Subdivision - A newly Annexed area
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

Schultz Property

Description:	Land for Commercial Development
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	No
Payments Complete:	No

Meridian

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

Debts/Obligations For STORM LAKE INDUSTRIAL PARK URBAN RENEWAL

\$680,000 Sewer Revenue Note

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	485,000
Interest:	162,638
Total:	647,638
Annual Appropriation?:	No
Date Incurred:	08/01/2011
FY of Last Payment:	2031

3.825M GO Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,675,000
Interest:	176,690
Total:	2,851,690
Annual Appropriation?:	No
Date Incurred:	02/01/2012
FY of Last Payment:	2025

3.545M GO Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,390,000
Interest:	391,550
Total:	2,781,550
Annual Appropriation?:	No
Date Incurred:	06/05/2015
FY of Last Payment:	2026

Hotel-TIF Portion of Property Taxes

Debt/Obligation Type:	Other Debt
Principal:	282,258
Interest:	0
Total:	282,258
Annual Appropriation?:	Yes
Date Incurred:	07/01/2008
FY of Last Payment:	2025

1.34 GO Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	340,000
Interest:	62,270
Total:	402,270
Annual Appropriation?:	No

Date Incurred:	05/10/2016
FY of Last Payment:	2027

Hotel Infastructure/Refurbish

Debt/Obligation Type:	Internal Loans
Principal:	500,000
Interest:	0
Total:	500,000
Annual Appropriation?:	Yes
Date Incurred:	06/30/2017
FY of Last Payment:	2023

Condo Site Infastructure

Debt/Obligation Type:	Internal Loans
Principal:	80,000
Interest:	0
Total:	80,000
Annual Appropriation?:	Yes
Date Incurred:	07/01/2018
FY of Last Payment:	2018

6.89M Hotel Revenue GO

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	6,210,000
Interest:	2,351,556
Total:	8,561,556
Annual Appropriation?:	No
Date Incurred:	12/01/2015
FY of Last Payment:	2035

Non-Rebates For STORM LAKE INDUSTRIAL PARK URBAN RENEWAL

TIF Expenditure Amount:	545,477
Tied To Debt:	6.89M Hotel Revenue GO
Tied To Project:	Hotel
TIF Expenditure Amount:	33,333
Tied To Debt:	3.545M GO Bond
Tied To Project:	Schultz Property
TIF Expenditure Amount:	140,817
Tied To Debt:	3.825M GO Bond
Tied To Project:	Outdoor Waterpark
TIF Expenditure Amount:	17,575
Tied To Debt:	\$680,000 Sewer Revenue Note
Tied To Project:	McKenna Sewer Utilities
TIF Expenditure Amount:	156,160
Tied To Debt:	Hotel-TIF Portion of Property Taxes
Tied To Project:	Schultz Property
TIF Expenditure Amount:	19,821
Tied To Debt:	1.34 GO Bond
Tied To Project:	Hotel
TIF Expenditure Amount:	100,000
Tied To Debt:	Hotel Infastructure/Refurbish
Tied To Project:	Hotel
TIF Expenditure Amount:	4,916
Tied To Debt:	Condo Site Infastructure
Tied To Project:	Schultz Property

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

♣ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

TIF Taxing District Data Collection

Local Government Name: STORM LAKE (11G091)
 Urban Renewal Area: STORM LAKE INDUSTRIAL PARK URBAN RENEWAL (11001)
 TIF Taxing District Name: STORM LAKE CITY/STORM LAKE SCH/S L INDUSTRIAL PARK INCREM
 TIF Taxing District Inc. Number: 110078
 TIF Taxing District Base Year: 1990
 FY TIF Revenue First Received: 2007
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2025

UR Designation	
Slum	No
Blighted	07/2010
Economic Development	10/1991

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	3,527,730	5,136,390	0	0	8,664,120	0	8,664,120
Taxable	0	0	3,174,957	4,622,751	0	0	7,797,708	0	7,797,708
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	2,168,711	6,495,409	6,495,409	0	0

FY 2020 TIF Revenue Received: 190,722

TIF Taxing District Data Collection

Local Government Name: STORM LAKE (11G091)
 Urban Renewal Area: STORM LAKE INDUSTRIAL PARK URBAN RENEWAL (11001)
 TIF Taxing District Name: STORM LAKE CITY/STORM LAKE SCH/S L INDUSTRIAL PARK INCREM
 TIF Taxing District Inc. Number: 110090
 TIF Taxing District Base Year: 2003
 FY TIF Revenue First Received: 2006
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2025

UR Designation	
Slum	No
Blighted	07/2010
Economic Development	07/2010

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	2,984,180	12,051,212	6,880,220	0	-5,556	22,220,276	0	22,220,276
Taxable	0	1,698,541	10,846,091	6,192,198	0	-5,556	18,963,943	0	18,963,943
Homestead Credits									22

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	12,734,226	9,491,606	9,491,606	0	0

FY 2020 TIF Revenue Received: 278,919

TIF Taxing District Data Collection

Local Government Name:	STORM LAKE (11G091)
Urban Renewal Area:	STORM LAKE INDUSTRIAL PARK URBAN RENEWAL (11001)
TIF Taxing District Name:	STORM LAKE CITY AG/STORM LAKE SCH/S L INDUSTRIAL PARK INCREM
TIF Taxing District Inc. Number:	110092
TIF Taxing District Base Year:	2003
FY TIF Revenue First Received:	2009
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2029

UR Designation	
Slum	No
Blighted	07/2010
Economic Development	07/2010

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	112,400	0	0	0	0	0	112,400	0	112,400
Taxable	63,094	0	0	0	0	0	63,094	0	63,094
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	43,830	63,094	63,094	0	0

FY 2020 TIF Revenue Received: 1,461

TIF Taxing District Data Collection

Local Government Name:	STORM LAKE (11G091)
Urban Renewal Area:	STORM LAKE INDUSTRIAL PARK URBAN RENEWAL (11001)
TIF Taxing District Name:	STORM LAKE CITY AG/STORM LAKE SCH/S L INDUSTRIAL PARK 3 INCREM
TIF Taxing District Inc. Number:	110117
TIF Taxing District Base Year:	2012
FY TIF Revenue First Received:	2016
Subject to a Statutory end date?	No

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	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	17,370	0	0	0	0

FY 2020 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

TIF Taxing District Data Collection

Local Government Name:	STORM LAKE (11G091)
Urban Renewal Area:	STORM LAKE INDUSTRIAL PARK URBAN RENEWAL (11001)
TIF Taxing District Name:	STORM LAKE CITY/STORM LAKE SCH/S L INDUSTRIAL PARK 3 INCREM
TIF Taxing District Inc. Number:	110119
TIF Taxing District Base Year:	2012
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 - 1/1/2018 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	440,690	0	0	0	0

FY 2020 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: STORM LAKE (11G091)
 Urban Renewal Area: NORTH #1 BARGLOFF URBAN RENEWAL
 UR Area Number: 11008
 UR Area Creation Date: 08/2010

UR Area Purpose: The purpose of this Urban Renewal Area is to stimulate private investment in new commercial and industrial development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
STORM LAKE CITY/STORM LAKE SCH/NORTH #1 BARGLOFF INCREM	110101	110102	3,678,930
STORM LAKE CITY/STORM LAKE SCH/NORTH #1 BARGLOFF INCREM	110104	110105	191,403
STORM LAKE CITY/STORM LAKE SCH/NORTH #1 BARGLOFF INCREM	110108	110109	259,860
STORM LAKE CITY/STORM LAKE SCH/NORTH #1 BARGLOFF 4 INCREM	110110	110111	513,350
STORM LAKE CITY/STORM LAKE SCH/NORTH #1 BARGLOFF 5 INCREM	110112	110113	1,108,883
STORM LAKE CITY AG/STORM LAKE SCH/NORTH #1 BARGLOFF 6 INCREM	110114	110115	7,460
STORM LAKE CITY/STORM LAKE SCH/NORTH #1 BARGLOFF INCREMENT	110124	110125	890,090

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	27,460	411,990	9,107,860	4,179,660	0	0	13,882,760	0	13,882,760
Taxable	15,414	234,497	8,197,074	3,761,694	0	0	12,325,523	0	12,325,523
Homestead Credits									1

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019: **101,159** **0** **Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue: 213,744
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 10,579
 Asset Sales & Loan Repayments: 0
Total Revenue: 224,323

Rebate Expenditures: 43,206
 Non-Rebate Expenditures: 215,930
 Returned to County Treasurer: 0
Total Expenditures: 259,136

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020: **66,346** **0** **Amount of 06-30-2020 Cash Balance Restricted for LMI**

Projects For NORTH #1 BARGLOFF URBAN RENEWAL

Harvest International Development

Description:	Construction of a New Manufacturing and Office Facility
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Pizza Ranch

Description:	Water Lines and Legal Fees for TIF and Development Agreement
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

Dollar Tree

Description:	Construction of New Retail Strip Mall
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For NORTH #1 BARGLOFF URBAN RENEWAL

Legal Services

Debt/Obligation Type:	Other Debt
Principal:	29,918
Interest:	0
Total:	29,918
Annual Appropriation?:	No
Date Incurred:	10/29/2018
FY of Last Payment:	2019

Dollar Tree Rebate

Debt/Obligation Type:	Rebates
Principal:	188,250
Interest:	0
Total:	188,250
Annual Appropriation?:	No
Date Incurred:	05/16/2016
FY of Last Payment:	2028

2.685M Bargloff TIF Bond

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	2,515,000
Interest:	537,000
Total:	3,052,000
Annual Appropriation?:	No
Date Incurred:	06/01/2019
FY of Last Payment:	2031

Non-Rebates For NORTH #1 BARGLOFF URBAN RENEWAL

TIF Expenditure Amount:	215,930
Tied To Debt:	2.685M Bargloff TIF Bond
Tied To Project:	Harvest International Development

Rebates For NORTH #1 BARGLOFF URBAN RENEWAL

1515 Lake Ave. N

TIF Expenditure Amount:	43,206
Rebate Paid To:	Storm Lake Development Group. LLC
Tied To Debt:	Dollar Tree Rebate
Tied To Project:	Dollar Tree
Projected Final FY of Rebate:	2028

Jobs For NORTH #1 BARGLOFF URBAN RENEWAL

Project:	Dollar Tree
Company Name:	Storm Lake Development Group
Date Agreement Began:	05/16/2016
Date Agreement Ends:	10/01/2028
Number of Jobs Created or Retained:	27
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	1,700,000
Total Estimated Cost of Public Infrastructure:	0

TIF Taxing District Data Collection

Local Government Name: STORM LAKE (11G091)
 Urban Renewal Area: NORTH #1 BARGLOFF URBAN RENEWAL (11008)
 TIF Taxing District Name: STORM LAKE CITY/STORM LAKE SCH/NORTH #1 BARGLOFF INCREM
 TIF Taxing District Inc. Number: 110102
 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	08/2010

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	1,667,860	2,419,840	0	0	4,087,700	0	4,087,700
Taxable	0	0	1,501,074	2,177,856	0	0	3,678,930	0	3,678,930
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	34,720	3,678,930	3,678,930	0	0

FY 2020 TIF Revenue Received: 116,475

TIF Taxing District Data Collection

Local Government Name: STORM LAKE (11G091)
 Urban Renewal Area: NORTH #1 BARGLOFF URBAN RENEWAL (11008)
 TIF Taxing District Name: STORM LAKE CITY/STORM LAKE SCH/NORTH #1 BARGLOFF INCREM
 TIF Taxing District Inc. Number: 110105
 TIF Taxing District Base Year: 2011
 FY TIF Revenue First Received: 2014
 Subject to a Statutory end date? No

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	0	0	212,670	0	0	0	212,670	0	212,670
Taxable	0	0	191,403	0	0	0	191,403	0	191,403
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	18,383	191,403	191,403	0	0

FY 2020 TIF Revenue Received: 6,271

TIF Taxing District Data Collection

Local Government Name: STORM LAKE (11G091)
 Urban Renewal Area: NORTH #1 BARGLOFF URBAN RENEWAL (11008)
 TIF Taxing District Name: STORM LAKE CITY/STORM LAKE SCH/NORTH #1 BARGLOFF INCREM
 TIF Taxing District Inc. Number: 110109

TIF Taxing District Base Year:	2010	UR Designation	
FY TIF Revenue First Received:	2014	Slum	No
Subject to a Statutory end date?	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	0	0	343,680	0	0	0	343,680	0	343,680
Taxable	0	0	309,312	0	0	0	309,312	0	309,312
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	83,820	259,860	259,860	0	0

FY 2020 TIF Revenue Received: 8,514

TIF Taxing District Data Collection

Local Government Name: STORM LAKE (11G091)
 Urban Renewal Area: NORTH #1 BARGLOFF URBAN RENEWAL (11008)
 TIF Taxing District Name: STORM LAKE CITY/STORM LAKE SCH/NORTH #1 BARGLOFF 4 INCREM
 TIF Taxing District Inc. Number: 110111

TIF Taxing District Base Year:	2012	UR Designation	
FY TIF Revenue First Received:	2014	Slum	No
Subject to a Statutory end date?	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	0	411,990	4,215,720	1,759,820	0	0	6,543,320	0	6,543,320
Taxable	0	234,497	3,794,148	1,583,838	0	0	5,729,327	0	5,729,327
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	6,029,970	513,350	513,350	0	0

FY 2020 TIF Revenue Received: 16,819

TIF Taxing District Data Collection

Local Government Name: STORM LAKE (11G091)
 Urban Renewal Area: NORTH #1 BARGLOFF URBAN RENEWAL (11008)
 TIF Taxing District Name: STORM LAKE CITY/STORM LAKE SCH/NORTH #1 BARGLOFF 5 INCREM
 TIF Taxing District Inc. Number: 110113

TIF Taxing District Base Year: 2012
 FY TIF Revenue First Received: 2014
 Subject to a Statutory end date? No

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	0	0	1,597,440	0	0	0	1,597,440	0	1,597,440
Taxable	0	0	1,437,696	0	0	0	1,437,696	0	1,437,696
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	488,557	1,108,883	1,108,883	0	0

FY 2020 TIF Revenue Received: 36,330

TIF Taxing District Data Collection

Local Government Name: STORM LAKE (11G091)
 Urban Renewal Area: NORTH #1 BARGLOFF URBAN RENEWAL (11008)
 TIF Taxing District Name: STORM LAKE CITY AG/STORM LAKE SCH/NORTH #1 BARGLOFF 6 INCREM
 TIF Taxing District Inc. Number: 110115

TIF Taxing District Base Year: 2012
 FY TIF Revenue First Received: 2014
 Subject to a Statutory end date? No

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	27,460	0	0	0	0	0	27,460	0	27,460
Taxable	15,414	0	0	0	0	0	15,414	0	15,414
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	20,000	7,460	7,460	0	0

FY 2020 TIF Revenue Received: 173

TIF Taxing District Data Collection

Local Government Name:	STORM LAKE (11G091)
Urban Renewal Area:	NORTH #1 BARGLOFF URBAN RENEWAL (11008)
TIF Taxing District Name:	STORM LAKE CITY/STORM LAKE SCH/NORTH #1 BARGLOFF INCREMENT
TIF Taxing District Inc. Number:	110125
TIF Taxing District Base Year:	2013
FY TIF Revenue First Received:	2015
Subject to a Statutory end date?	No

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	0	0	1,070,490	0	0	0	1,070,490	0	1,070,490
Taxable	0	0	963,441	0	0	0	963,441	0	963,441
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	180,400	890,090	890,090	0	0

FY 2020 TIF Revenue Received: 29,162

▲ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

Urban Renewal Area Data Collection

Local Government Name: STORM LAKE (11G091)
 Urban Renewal Area: #3 LMI HOUSING URBAN RENEWAL
 UR Area Number: 11009

UR Area Creation Date: 07/2013

UR Area Purpose: Renewal activities are designed to provide opportunities, incentives, and sites for new LMI residential development within the Area.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
STORM LAKE CITY/STORM LAKE SCH/#3 LMI HOUSING INCREM	110120	110121	461,538

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	512,820	0	0	0	512,820	0	512,820
Taxable	0	0	461,538	0	0	0	461,538	0	461,538
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:	21,227	0	Amount of 07-01-2019 Cash Balance Restricted for LMI
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TIF Revenue:	14,851
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	1,161
Asset Sales & Loan Repayments:	0
Total Revenue:	16,012

Rebate Expenditures:	12,949
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	12,949

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:	24,290	0	Amount of 06-30-2020 Cash Balance Restricted for LMI
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Projects For #3 LMI HOUSING URBAN RENEWAL

The Reserves

Description:	#3 LMI Housing
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For #3 LMI HOUSING URBAN RENEWAL

Housing Rebate

Debt/Obligation Type:	Rebates
Principal:	216,455
Interest:	0
Total:	216,455
Annual Appropriation?:	No
Date Incurred:	01/01/2015
FY of Last Payment:	2031

Non-Rebates For #3 LMI HOUSING URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Project:	The Reserves

Rebates For #3 LMI HOUSING URBAN RENEWAL

The Reserves

TIF Expenditure Amount:	12,949
Rebate Paid To:	Storm Lake Affordable Partners
Tied To Debt:	Housing Rebate
Tied To Project:	The Reserves
Projected Final FY of Rebate:	2031

TIF Taxing District Data Collection

Local Government Name: STORM LAKE (11G091)
 Urban Renewal Area: #3 LMI HOUSING URBAN RENEWAL (11009)
 TIF Taxing District Name: STORM LAKE CITY/STORM LAKE SCH/#3 LMI HOUSING INCREM
 TIF Taxing District Inc. Number: 110121

TIF Taxing District Base Year:	2012	UR Designation	
FY TIF Revenue First Received:	2014	Slum	No
Subject to a Statutory end date?	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	0	0	512,820	0	0	0	512,820	0	512,820
Taxable	0	0	461,538	0	0	0	461,538	0	461,538
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	9,920	461,538	461,538	0	0

FY 2020 TIF Revenue Received: 14,851

Urban Renewal Area Data Collection

Local Government Name: STORM LAKE (11G091)
 Urban Renewal Area: #4 LMI HOUSING URBAN RENEWAL
 UR Area Number: 11010

UR Area Creation Date: 07/2013

UR Area Purpose: Renewal activities are designed to provide opportunities, incentives, and sites for new LMI residential development within the Area.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
STORM LAKE CITY/STORM LAKE SCH/#4 LMI HOUSING INCREM	110122	110123	528,039

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	586,710	0	0	0	586,710	0	586,710
Taxable	0	0	528,039	0	0	0	528,039	0	528,039
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019: -102,005 0 **Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue: 21,719
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 1,378
 Asset Sales & Loan Repayments: 0
Total Revenue: 23,097

Rebate Expenditures: 38,826
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 38,826

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020: -117,734 0 **Amount of 06-30-2020 Cash Balance Restricted for LMI**

Projects For #4 LMI HOUSING URBAN RENEWAL

10th Street Townhomes

Description:	#4 LMI Housing
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For #4 LMI HOUSING URBAN RENEWAL

Rebate

Debt/Obligation Type:	Rebates
Principal:	298,197
Interest:	0
Total:	298,197
Annual Appropriation?:	Yes
Date Incurred:	01/01/2015
FY of Last Payment:	2031

Rebates For #4 LMI HOUSING URBAN RENEWAL

500 West 10th St

TIF Expenditure Amount:	38,826
Rebate Paid To:	10th Street Townhomes LLLP
Tied To Debt:	Rebate
Tied To Project:	10th Street Townhomes
Projected Final FY of Rebate:	2031

TIF Taxing District Data Collection

Local Government Name: STORM LAKE (11G091)
 Urban Renewal Area: #4 LMI HOUSING URBAN RENEWAL (11010)
 TIF Taxing District Name: STORM LAKE CITY/STORM LAKE SCH/#4 LMI HOUSING INCREM
 TIF Taxing District Inc. Number: 110123

TIF Taxing District Base Year:	2012	UR Designation	
FY TIF Revenue First Received:	2017	Slum	No
Subject to a Statutory end date?	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	0	0	586,710	0	0	0	586,710	0	586,710
Taxable	0	0	528,039	0	0	0	528,039	0	528,039
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	9,590	528,039	528,039	0	0

FY 2020 TIF Revenue Received: 21,719

Urban Renewal Area Data Collection

Local Government Name: STORM LAKE (11G091)
 Urban Renewal Area: STORM LAKE CITY/3RD ADDITION URBAN RENEWAL
 UR Area Number: 11011
 UR Area Creation Date: 07/2014

UR Area Purpose: The purpose of the Plan is to stimulate, through public involvement and commitment, private investment in new housing and residential development as defined in Iowa Code Section 403.17(12).

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
STORM LAKE CITY AG/STORM LAKE SCH/3RD ADDITION INCREMENT	110130	110131	1,169
STORM LAKE CITY/STORM LAKE SCH/3RD ADDITION INCREMENT	110136	110137	78,114

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	6,300	137,240	0	0	0	0	143,540	0	143,540
Taxable	3,535	78,114	0	0	0	0	81,649	0	81,649
Homestead Credits									1

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019: -89,444 0 Amount of 07-01-2019 Cash Balance Restricted for LMI

TIF Revenue: 2,539
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims 0
 Asset Sales & Loan Repayments: 103,099
Total Revenue: 105,638

Rebate Expenditures: 0
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020: 16,194 8,097 Amount of 06-30-2020 Cash Balance Restricted for LMI

Projects For STORM LAKE CITY/3RD ADDITION URBAN RENEWAL

3rd Addition

Description:	Residential Development
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For STORM LAKE CITY/3RD ADDITION URBAN RENEWAL

Infrastructure

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	07/31/2018
FY of Last Payment:	2019

Utility Infrastructure

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	09/20/2018
FY of Last Payment:	2019

Non-Rebates For STORM LAKE CITY/3RD ADDITION URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	Infrastructure
Tied To Project:	3rd Addition

TIF Expenditure Amount:	0
Tied To Debt:	Infrastructure
Tied To Project:	3rd Addition

TIF Expenditure Amount:	0
Tied To Debt:	Utility Infrastructure
Tied To Project:	3rd Addition

TIF Expenditure Amount:	0
Tied To Debt:	Infrastructure
Tied To Project:	3rd Addition

Income Housing For STORM LAKE CITY/3RD ADDITION URBAN RENEWAL

Amount of FY 2020 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
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Lots for low and moderate income housing:	0
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Construction of low and moderate income housing:	0
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Grants, credits or other direct assistance to low and moderate income families:	0
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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
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Other low and moderate income housing assistance:	0
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TIF Taxing District Data Collection

Local Government Name: STORM LAKE (11G091)
 Urban Renewal Area: STORM LAKE CITY/3RD ADDITION URBAN RENEWAL (11011)
 TIF Taxing District Name: STORM LAKE CITY AG/STORM LAKE SCH/3RD ADDITION INCREMENT
 TIF Taxing District Inc. Number: 110131
 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: 2029

UR Designation	
Slum	No
Blighted	No
Economic Development	07/2016

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	6,300	0	0	0	0	0	6,300	0	6,300
Taxable	3,535	0	0	0	0	0	3,535	0	3,535
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	5,131	1,169	1,169	0	0

FY 2020 TIF Revenue Received: 1

TIF Taxing District Data Collection

Local Government Name: STORM LAKE (11G091)
 Urban Renewal Area: STORM LAKE CITY/3RD ADDITION URBAN RENEWAL (11011)
 TIF Taxing District Name: STORM LAKE CITY/STORM LAKE SCH/3RD ADDITION INCREMENT
 TIF Taxing District Inc. Number: 110137
 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: 2029

UR Designation	
Slum	No
Blighted	No
Economic Development	07/2016

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	137,240	0	0	0	0	137,240	0	137,240
Taxable	0	78,114	0	0	0	0	78,114	0	78,114
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	224	78,114	78,114	0	0

FY 2020 TIF Revenue Received: 2,538