

# Annual Urban Renewal Report, Fiscal Year 2019 - 2020

## Levy Authority Summary

Local Government Name: CASS COUNTY  
Local Government Number: 15

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
CASS COUNTY CASS-AUDUBON BORDER ECON DEV URBAN RENEWAL	15005	1
CASS COUNTY AMAIZING ENERGY URBAN RENEWAL	15006	3
2017 CASS CO AGRIBUSINESS (ELITE OCTANE) URBAN RENEWAL	15012	2

**TIF Debt Outstanding: 3,094,173**

<b>TIF Sp. Rev. Fund Cash Balance</b>			<b>Amount of 07-01-2019 Cash Balance</b>
<b>as of 07-01-2019:</b>	<b>95,285</b>	<b>0</b>	<b>Restricted for LMI</b>

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

Rebate Expenditures:	0
Non-Rebate Expenditures:	56,205
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>56,205</b>

<b>TIF Sp. Rev. Fund Cash Balance</b>			<b>Amount of 06-30-2020 Cash Balance</b>
<b>as of 06-30-2020:</b>	<b>39,080</b>	<b>0</b>	<b>Restricted for LMI</b>

**Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 2,998,888**

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## Urban Renewal Area Data Collection

Local Government Name: CASS COUNTY (15)  
 Urban Renewal Area: CASS COUNTY CASS-AUDUBON BORDER ECON DEV URBAN RENEWAL  
 UR Area Number: 15005  
 UR Area Creation Date: 02/2007

Invest in the provision of  
 infrastructure improvement.  
 Encourage and initiate programs  
 for new business development.  
 Encourage lenders and private  
 developers to take risks and  
 develop property in the area in  
 accordance with the Master Plan.

UR Area Purpose:

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
PYMOSA TWP/ATLANTIC SCH/CABEDA UR TIF INCREM	150073	150074	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	400,140	0	0	0	0	0	400,140	0	400,140
Taxable	224,608	0	0	0	0	0	224,608	0	224,608
Homestead Credits									0

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

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

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>0</b>

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

## Projects For CASS COUNTY CASS-AUDUBON BORDER ECON DEV URBAN RENEWAL

### Purchase of Land

Description:	Land for business development
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For CASS COUNTY CASS-AUDUBON BORDER ECON DEV URBAN RENEWAL

### \$500,000 Valley Bus. Park URA Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	06/30/2012
FY of Last Payment:	2022

### FY2016 Interest

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	06/30/2016
FY of Last Payment:	2022

## **Non-Rebates For CASS COUNTY CASS-AUDUBON BORDER ECON DEV URBAN RENEWAL**

TIF Expenditure Amount:	0
Tied To Debt:	\$500,000 Valley Bus. Park URA Bond
Tied To Project:	Purchase of Land

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

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**TIF Taxing District Data Collection**

Local Government Name: CASS COUNTY (15)  
 Urban Renewal Area: CASS COUNTY CASS-AUDUBON BORDER ECON DEV URBAN RENEWAL (15005)  
 TIF Taxing District Name: PYMOSA TWP/ATLANTIC SCH/CABEDA UR TIF INCREM  
 TIF Taxing District Inc. Number: 150074  
 TIF Taxing District Base Year: 2005  
 FY TIF Revenue First Received: 2010  
 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	400,140	0	0	0	0	0	400,140	0	400,140
Taxable	224,608	0	0	0	0	0	224,608	0	224,608
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	198,892	201,248	0	201,248	4,779

FY 2020 TIF Revenue Received: 0

## Urban Renewal Area Data Collection

Local Government Name: CASS COUNTY (15)  
 Urban Renewal Area: CASS COUNTY AMAIZING ENERGY URBAN RENEWAL  
 UR Area Number: 15006  
 UR Area Creation Date: 05/2007

Invest in the provision of  
 infrastructure improvement. Provide  
 sufficient land for improved new  
 industrial development. Encourage  
 new industrial development.  
 Encourage lenders and developers  
 to take risks and develop property  
 in the area.

UR Area Purpose:

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
PYMOSA TWP/ATLANTIC SCH/AMAIZING ENERGY UR TIF INCREMENT	150075	150076	0
BRIGHTON TWP/ATLANTIC SCH/AMAIZING ENERGY UR TIF INCREMENT	150079	150080	0
GROVE TWP/ATLANTIC SCH/AMAIZING ENERGY TIF INCREMENT	150081	150082	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	249,510	0	5,265,108	0	0	0	5,514,618	0	5,514,618
Taxable	140,055	0	4,738,597	0	0	0	4,878,652	0	4,878,652
Homestead Credits									0

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

**16,960**

**0**

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

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

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:**

**16,960**

**0**

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



## Projects For CASS COUNTY AMAIZING ENERGY URBAN RENEWAL

### AE Water/Sewer Extension

Description:	Extend AMU Water/Sewer to AE URA
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

## Debts/Obligations For CASS COUNTY AMAIZING ENERGY URBAN RENEWAL

### \$520,000 GenOblig AE URA Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	08/24/2011
FY of Last Payment:	2031

### FY2019 Interest on loan

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	06/30/2016
FY of Last Payment:	2031

## **Non-Rebates For CASS COUNTY AMAIZING ENERGY URBAN RENEWAL**

TIF Expenditure Amount:	0
Tied To Debt:	\$520,000 GenOblig AE URA Bond
Tied To Project:	AE Water/Sewer Extension

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

## TIF Taxing District Data Collection

Local Government Name:	CASS COUNTY (15)
Urban Renewal Area:	CASS COUNTY AMAIZING ENERGY URBAN RENEWAL (15006)
TIF Taxing District Name:	PYMOSA TWP/ATLANTIC SCH/AMAIZING ENERGY UR TIF INCREMENT
TIF Taxing District Inc. Number:	150076
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:	2031

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2007

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	42,960	0	4,499,738	0	0	0	4,542,698	0	4,542,698
Taxable	24,114	0	4,049,764	0	0	0	4,073,878	0	4,073,878
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	2,029,160	2,513,538	0	2,513,538	59,684

FY 2020 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name:	CASS COUNTY (15)
Urban Renewal Area:	CASS COUNTY AMAIZING ENERGY URBAN RENEWAL (15006)
TIF Taxing District Name:	BRIGHTON TWP/ATLANTIC SCH/AMAIZING ENERGY UR TIF INCREMENT
TIF Taxing District Inc. Number:	150080
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:	2031

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2007

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	20,830	0	0	0	0	0	20,830	0	20,830
Taxable	11,692	0	0	0	0	0	11,692	0	11,692
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	13,809	7,021	0	7,021	169

FY 2020 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name: CASS COUNTY (15)  
 Urban Renewal Area: CASS COUNTY AMAIZING ENERGY URBAN RENEWAL (15006)  
 TIF Taxing District Name: GROVE TWP/ATLANTIC SCH/AMAIZING ENERGY TIF INCREMENT  
 TIF Taxing District Inc. Number: 150082  
 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: 2031

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2007

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	185,720	0	765,370	0	0	0	951,090	0	951,090
Taxable	104,249	0	688,833	0	0	0	793,082	0	793,082
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	705,168	245,922	0	245,922	5,906

FY 2020 TIF Revenue Received: 0

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## Urban Renewal Area Data Collection

Local Government Name: CASS COUNTY (15)  
 Urban Renewal Area: 2017 CASS CO AGRIBUSINESS (ELITE OCTANE) URBAN RENEWAL  
 UR Area Number: 15012  
 UR Area Creation Date: 01/2017

UR Area Purpose: Providing for the division of taxes levied on taxable property in the URA pursuant to CODE OF IOWA 403.19 to pay indebtedness and development agreement expense.

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
GROVE TWP/ATLANTIC SCH/ELITE OCTANE TIF INCREMENT	150091	150092	0
PYMOSA TWP/ATLANTIC SCH/ELITE OCTANE TIF INCREMENT	150093	150094	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	71,880	0	1,481,870	0	0	0	1,553,750	0	1,553,750
Taxable	40,348	0	1,333,683	0	0	0	1,374,031	0	1,374,031
Homestead Credits									0

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

**78,325**

**0**

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

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

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 56,205  
 Returned to County Treasurer: 0  
**Total Expenditures: 56,205**

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

**22,120**

**0**

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

## Projects For 2017 CASS CO AGRIBUSINESS (ELITE OCTANE) URBAN RENEWAL

### Elite Octane Roadway

Description:	Glacier-Echo Road Construction
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

### Elite Octane Plant Tax Rebate

Description:	1/2 Tax 15 years up to \$8,500,000
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No



## Debts/Obligations For 2017 CASS CO AGRIBUSINESS (ELITE OCTANE) URBAN RENEWAL

### Elite Octane Roadway

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,498,000
Interest:	246,173
Total:	2,744,173
Annual Appropriation?:	No
Date Incurred:	09/12/2017
FY of Last Payment:	2026

### Elite Octane Roadway

Debt/Obligation Type:	Internal Loans
Principal:	350,000
Interest:	0
Total:	350,000
Annual Appropriation?:	No
Date Incurred:	05/31/2018
FY of Last Payment:	2027

## **Non-Rebates For 2017 CASS CO AGRIBUSINESS (ELITE OCTANE) URBAN RENEWAL**

TIF Expenditure Amount:	56,205
Tied To Debt:	Elite Octane Roadway
Tied To Project:	Elite Octane Roadway

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## TIF Taxing District Data Collection

Local Government Name:	CASS COUNTY (15)
Urban Renewal Area:	2017 CASS CO AGRIBUSINESS (ELITE OCTANE) URBAN RENEWAL (15012)
TIF Taxing District Name:	GROVE TWP/ATLANTIC SCH/ELITE OCTANE TIF INCREMENT
TIF Taxing District Inc. Number:	150092
TIF Taxing District Base Year:	2017
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	6,420	0	0	0	0	0	6,420	0	6,420
Taxable	3,604	0	0	0	0	0	3,604	0	3,604
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	6,420	0	0	0	0

FY 2020 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name:	CASS COUNTY (15)
Urban Renewal Area:	2017 CASS CO AGRIBUSINESS (ELITE OCTANE) URBAN RENEWAL (15012)
TIF Taxing District Name:	PYMOSA TWP/ATLANTIC SCH/ELITE OCTANE TIF INCREMENT
TIF Taxing District Inc. Number:	150094
TIF Taxing District Base Year:	2017
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	65,460	0	1,481,870	0	0	0	1,547,330	0	1,547,330
Taxable	36,744	0	1,333,683	0	0	0	1,370,427	0	1,370,427
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	1,465,530	81,800	0	81,800	1,942

FY 2020 TIF Revenue Received: 0