

# Annual Urban Renewal Report, Fiscal Year 2019 - 2020

## Levy Authority Summary

Local Government Name: ELKADER  
Local Government Number: 22G184

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
ELKADER COMBINED URBAN RENEWAL	22019	4

**TIF Debt Outstanding:** 254,286

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:</b>	<b>-102,835</b>	<b>0</b>	<b>Amount of 07-01-2019 Cash Balance Restricted for LMI</b>
---	-----------------	----------	---

TIF Revenue:	238,783
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>238,783</b>

Rebate Expenditures:	99,694
Non-Rebate Expenditures:	102,075
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>201,769</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:</b>	<b>-65,821</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:** 118,338

## Urban Renewal Area Data Collection

Local Government Name: ELKADER (22G184)  
 Urban Renewal Area: ELKADER COMBINED URBAN RENEWAL  
 UR Area Number: 22019  
 UR Area Creation Date: 08/1994  
 UR Area Purpose: see attached plan

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
ELKADER CITY/CENTRAL SCH/INDUSTRIAL PARK TIF INCREM	220103	220091	6,990,441
ELKADER CITY AG/CENTRAL SCH/INDUSTRIAL PARK TIF INCREM	220104	220121	0
ELKADER CITY/CENTRAL SCHOOL/ASSISTED LIVING CENTER TIF INCREM	220126	220127	1,013,404
ELKADER CITY AG/CENTRAL SCHOOL/ASSISTED LIVING CENTER TIF INCREM	220136	220137	16,148

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	54,278	0	1,755,472	10,407,264	0	0	14,534,567	0	14,534,567
Taxable	30,467	0	1,579,925	9,366,536	0	0	12,715,093	0	12,715,093
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:** -102,835      0      **Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue: 238,783  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 238,783**

Rebate Expenditures: 99,694  
 Non-Rebate Expenditures: 102,075  
 Returned to County Treasurer: 0  
**Total Expenditures: 201,769**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:** -65,821      0      **Amount of 06-30-2020 Cash Balance Restricted for LMI**

## Projects For ELKADER COMBINED URBAN RENEWAL

### Reimer Street extension

Description:	extend Reimer St. for new assisted living center, improve existing portion of Reimer
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Mobile Track Solutions Developers Agreement

Description:	payments to Mobile Track Solutions for new facility
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

### Elkader Nursing Home Developers agreement

Description:	payments to Elkader Nursing Home for new assisted living unit
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	No

### Miller Street

Description:	paving of Miller Street
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Camp Clean

Description:	payments to Camp Clean for new building
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

### Moyna Holdings Ince.

Description:	payments to Moyna Holding Inc for new bltdg
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For ELKADER COMBINED URBAN RENEWAL

### Reimer St improvement

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	120,000
Interest:	7,200
Total:	127,200
Annual Appropriation?:	No
Date Incurred:	11/01/2010
FY of Last Payment:	2022

### Miller Street project

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	123,200
Interest:	3,886
Total:	127,086
Annual Appropriation?:	Yes
Date Incurred:	02/01/2012
FY of Last Payment:	2022

### Mobile Track Solutions rebate

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	07/14/2008
FY of Last Payment:	2022

### Elkader Nursing home rebate

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	07/12/2010
FY of Last Payment:	2022

### Camp Clean

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	01/12/2017
FY of Last Payment:	2027

**Moyna Holdings Inc.**

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	11/26/2018
FY of Last Payment:	2029

## Non-Rebates For ELKADER COMBINED URBAN RENEWAL

TIF Expenditure Amount:	44,100
Tied To Debt:	Reimer St improvement
Tied To Project:	Reimer Street extension

TIF Expenditure Amount:	57,975
Tied To Debt:	Miller Street project
Tied To Project:	Miller Street

## Rebates For ELKADER COMBINED URBAN RENEWAL

### Mobile Track Solution

TIF Expenditure Amount:	65,252
Rebate Paid To:	Mobile Track Solutions
Tied To Debt:	Mobile Track Solutions rebate
Tied To Project:	Mobile Track Solutions Developers Agreement
Projected Final FY of Rebate:	2022

### Elkader Care Center

TIF Expenditure Amount:	13,636
Rebate Paid To:	Elkader Care Center
Tied To Debt:	Elkader Nursing home rebate
Tied To Project:	Elkader Nursing Home Developers agreement
Projected Final FY of Rebate:	2022

### Camp Clean

TIF Expenditure Amount:	1,680
Rebate Paid To:	Camp Clean
Tied To Debt:	Camp Clean
Tied To Project:	Camp Clean
Projected Final FY of Rebate:	2027

### Moyna Holdings Inc

TIF Expenditure Amount:	19,126
Rebate Paid To:	Moyna Holdings Inc
Tied To Debt:	Moyna Holdings Inc.
Tied To Project:	Moyna Holdings Ince.
Projected Final FY of Rebate:	2029

♣ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

### TIF Taxing District Data Collection

Local Government Name: ELKADER (22G184)  
 Urban Renewal Area: ELKADER COMBINED URBAN RENEWAL (22019)  
 TIF Taxing District Name: ELKADER CITY/CENTRAL SCH/INDUSTRIAL PARK TIF INCREM  
 TIF Taxing District Inc. Number: 220091  
 TIF Taxing District Base Year: 1994  
 FY TIF Revenue First Received: 1995  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2016

UR Designation	
Slum	No
Blighted	No
Economic Development	06/1994

#### 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	1,702,331	10,407,264	0	0	12,109,595	0	12,109,595
Taxable	0	0	1,532,099	9,366,536	0	0	10,898,635	0	10,898,635
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	871,179	10,898,635	6,990,441	3,908,194	116,437

FY 2020 TIF Revenue Received: 208,265

### TIF Taxing District Data Collection

Local Government Name: ELKADER (22G184)  
 Urban Renewal Area: ELKADER COMBINED URBAN RENEWAL (22019)  
 TIF Taxing District Name: ELKADER CITY AG/CENTRAL SCH/INDUSTRIAL PARK TIF INCREM  
 TIF Taxing District Inc. Number: 220121  
 TIF Taxing District Base Year: 1994  
 FY TIF Revenue First Received: 1995  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2016

UR Designation	
Slum	No
Blighted	No
Economic Development	06/1994

#### 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
Taxable	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

♣ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

### TIF Taxing District Data Collection

Local Government Name:	ELKADER (22G184)
Urban Renewal Area:	ELKADER COMBINED URBAN RENEWAL (22019)
TIF Taxing District Name:	ELKADER CITY/CENTRAL SCHOOL/ASSISTED LIVING CENTER TIF INCREM
TIF Taxing District Inc. Number:	220127
TIF Taxing District Base Year:	2001
FY TIF Revenue First Received:	2003
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2020

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2001

#### 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	53,141	0	0	0	2,370,694	0	2,370,694
Taxable	0	0	47,826	0	0	0	1,785,991	0	1,785,991
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	790,710	1,579,984	1,013,404	566,580	16,880

FY 2020 TIF Revenue Received: 30,518

### TIF Taxing District Data Collection

Local Government Name:	ELKADER (22G184)
Urban Renewal Area:	ELKADER COMBINED URBAN RENEWAL (22019)
TIF Taxing District Name:	ELKADER CITY AG/CENTRAL SCHOOL/ASSISTED LIVING CENTER TIF INCREM
TIF Taxing District Inc. Number:	220137
TIF Taxing District Base Year:	2001
FY TIF Revenue First Received:	2003
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2020

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2001

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	54,278	0	0	0	0	0	54,278	0	54,278
Taxable	30,467	0	0	0	0	0	30,467	0	30,467
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	29,086	25,192	16,148	9,044	182

FY 2020 TIF Revenue Received: 0