

# Annual Urban Renewal Report, Fiscal Year 2019 - 2020

## Levy Authority Summary

Local Government Name: ESTHERVILLE  
Local Government Number: 32G305

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
ESTHERVILLE CONSOLIDATED URBAN RENEWAL AREA	32001	5

**TIF Debt Outstanding:** 1,483,561

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:</b>	<b>0</b>	<b>0</b>	<b>Amount of 07-01-2019 Cash Balance Restricted for LMI</b>
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TIF Revenue:	223,312
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	12,696
<b>Total Revenue:</b>	<b>236,008</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	236,008
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>236,008</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:</b>	<b>0</b>	<b>0</b>	<b>Amount of 06-30-2020 Cash Balance Restricted for LMI</b>
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**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance:** 1,247,553

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## Urban Renewal Area Data Collection

Local Government Name: ESTHERVILLE (32G305)  
 Urban Renewal Area: ESTHERVILLE CONSOLIDATED URBAN RENEWAL AREA  
 UR Area Number: 32001

UR Area Creation Date: 09/1989

UR Area Purpose: Increase tax base and promote economic growth and industrial development by providing land and incentives.

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
ESTHERVILLE CITY/ELC SCH/TIF#1 INDUST. PARK INCREM	320073	320054	6,301,927
ESTHERVILLE CITY/ELC SCH/TIF#2 MORRELLS IND PARK INCREM	320074	320055	0
ESTHERVILLE CITY AG/ELC SCH/TIF#1 INDUSTRIAL PARK INCREM	320077	320056	0
ESTHERVILLE TWP/ELC SCH/TIF#4 OAKRIDGE INCREM	320083	320072	156,666
ESTHERVILLE CITY/ELC SCH/AMEND2017 JOHNSON INCREMENT	320118	320119	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	12,354,300	4,266,500	11,363,250	12,343,500	0	-5,556	40,321,994	0	40,321,994
Taxable	6,934,769	2,428,406	10,226,925	11,109,150	0	-5,556	30,693,694	0	30,693,694
Homestead Credits									22

**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: 223,312  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 12,696  
**Total Revenue: 236,008**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 236,008  
 Returned to County Treasurer: 0  
**Total Expenditures: 236,008**

**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 ESTHERVILLE CONSOLIDATED URBAN RENEWAL AREA

## Industrial Park

Description:	Sewer & Water
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

## Pomps

Description:	Pomps Tire Economic Development Agreement
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

## Shopko

Description:	Shopko Economic Development Agreement
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

## Iowa Lakes Electric

Description:	Iowa lakes Electric Developer Agreement
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

## Waste Water Improvements

Description:	Improvement at Waste Water Treatment Plant
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

## 2017 Utility Grading

Description:	Economic Development
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

## Purchase Johnson Property

Description:	Demolition & Clean Up/ Economic Develop
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

## **EAGP Grant -1710 Central Ave**

Description:	Demolition & Clean Up/ Economic Development
Classification:	Acquisition of property
Physically Complete:	No
Payments Complete:	No

## **TIF Refunding Bond**

Description:	Industrial Park / Economic Development
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

## **Sewer Central Ave Project - Kwik Star**

Description:	Economic Development
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

## **EAGP Grant Industrial Park**

Description:	Economic Development
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

## **Engineered Products- PDU Cables**

Description:	PDU Cables Development Agreement
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For ESTHERVILLE CONSOLIDATED URBAN RENEWAL AREA

### Internal loan

Debt/Obligation Type:	Internal Loans
Principal:	471,921
Interest:	12,140
Total:	484,061
Annual Appropriation?:	No
Date Incurred:	12/31/1997
FY of Last Payment:	2023

### Pomps Tire

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	05/17/2014
FY of Last Payment:	2019

### Electric Rebate Development

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/26/2002
FY of Last Payment:	2017

### 2017 Utility Grading

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	08/15/2016
FY of Last Payment:	2018

### Purchase Johnson Property

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No

Date Incurred:	08/15/2016
FY of Last Payment:	2018

## **EAGP Grant - 1710 Central**

Debt/Obligation Type:	Internal Loans
Principal:	15,000
Interest:	0
Total:	15,000
Annual Appropriation?:	No
Date Incurred:	05/07/2018
FY of Last Payment:	2019

## **TIF Refunding Bond**

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	839,000
Interest:	115,500
Total:	954,500
Annual Appropriation?:	No
Date Incurred:	07/02/2018
FY of Last Payment:	2029

## **Sewer Central Ave - Kwik Star**

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/15/2019
FY of Last Payment:	2021

## **EAGP Industrial Park**

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	07/02/2018
FY of Last Payment:	2029

## **Engineered Products- PDU Cables**

Debt/Obligation Type:	Rebates
Principal:	30,000
Interest:	0
Total:	30,000
Annual Appropriation?:	No
Date Incurred:	12/17/2018
FY of Last Payment:	2021

## Non-Rebates For ESTHERVILLE CONSOLIDATED URBAN RENEWAL AREA

TIF Expenditure Amount:	187,898
Tied To Debt:	Internal loan
Tied To Project:	Industrial Park
TIF Expenditure Amount:	0
Tied To Debt:	Internal loan
Tied To Project:	Waste Water Improvements
TIF Expenditure Amount:	0
Tied To Debt:	Electric Rebate Development
Tied To Project:	Shopko
TIF Expenditure Amount:	0
Tied To Debt:	Internal loan
Tied To Project:	2017 Utility Grading
TIF Expenditure Amount:	0
Tied To Debt:	Internal loan
Tied To Project:	Purchase Johnson Property
TIF Expenditure Amount:	26,626
Tied To Debt:	Internal loan
Tied To Project:	EAGP Grant -1710 Central Ave
TIF Expenditure Amount:	2,079
Tied To Debt:	Internal loan
Tied To Project:	Sewer Central Ave Project - Kwik Star
TIF Expenditure Amount:	19,405
Tied To Debt:	TIF Refunding Bond
Tied To Project:	TIF Refunding Bond

## **Rebates For ESTHERVILLE CONSOLIDATED URBAN RENEWAL AREA**

### **702 South 1st Street Estherville**

TIF Expenditure Amount:	0
Rebate Paid To:	Iowa Lakes Electric Cooperative
Tied To Debt:	Electric Rebate Development
Tied To Project:	Iowa Lakes Electric
Projected Final FY of Rebate:	2023

### **Pomps**

TIF Expenditure Amount:	0
Rebate Paid To:	Pomps tire
Tied To Debt:	Pomps Tire
Tied To Project:	Pomps
Projected Final FY of Rebate:	2019

### **Engineered Products**

TIF Expenditure Amount:	0
Rebate Paid To:	Engineered Products- PDU
Tied To Debt:	Engineered Products- PDU Cables
Tied To Project:	Engineered Products- PDU Cables
Projected Final FY of Rebate:	2021



## **Jobs For ESTHERVILLE CONSOLIDATED URBAN RENEWAL AREA**

Project:	Engineered Products- PDU Cables
Company Name:	Engineered Products
Date Agreement Began:	01/07/2019
Date Agreement Ends:	01/07/2021
Number of Jobs Created or Retained:	10
Total Annual Wages of Required Jobs:	340,000
Total Estimated Private Capital Investment:	0
Total Estimated Cost of Public Infrastructure:	0

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### TIF Taxing District Data Collection

Local Government Name: ESTHERVILLE (32G305)  
 Urban Renewal Area: ESTHERVILLE CONSOLIDATED URBAN RENEWAL AREA (32001)  
 TIF Taxing District Name: ESTHERVILLE CITY/ELC SCH/TIF#1 INDUST. PARK INCREM  
 TIF Taxing District Inc. Number: 320054  
 TIF Taxing District Base Year: 1988  
 FY TIF Revenue First Received: 1990  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2032

UR Designation	
Slum	No
Blighted	No
Economic Development	09/1989

#### 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	174,600	9,555,350	7,088,600	0	0	16,818,550	0	16,818,550
Taxable	0	99,379	8,599,815	6,379,740	0	0	15,078,934	0	15,078,934
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	4,044,010	12,774,540	6,301,927	6,472,613	225,487

FY 2020 TIF Revenue Received: 219,337

### TIF Taxing District Data Collection

Local Government Name: ESTHERVILLE (32G305)  
 Urban Renewal Area: ESTHERVILLE CONSOLIDATED URBAN RENEWAL AREA (32001)  
 TIF Taxing District Name: ESTHERVILLE CITY/ELC SCH/TIF#2 MORRELLS IND PARK INCREM  
 TIF Taxing District Inc. Number: 320055  
 TIF Taxing District Base Year: 1998  
 FY TIF Revenue First Received: 2000  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2032

UR Designation	
Slum	No
Blighted	No
Economic Development	05/1999

#### 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	190,500	0	0	0	0

FY 2020 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: ESTHERVILLE (32G305)  
 Urban Renewal Area: ESTHERVILLE CONSOLIDATED URBAN RENEWAL AREA (32001)  
 TIF Taxing District Name: ESTHERVILLE CITY AG/ELC SCH/TIF#1 INDUSTRIAL PARK INCREM  
 TIF Taxing District Inc. Number: 320056  
 TIF Taxing District Base Year: 1988  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2032

UR Designation	
Slum	No
Blighted	No
Economic Development	09/1989

#### 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	116,807	0	0	0	0

FY 2020 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: ESTHERVILLE (32G305)  
 Urban Renewal Area: ESTHERVILLE CONSOLIDATED URBAN RENEWAL AREA (32001)  
 TIF Taxing District Name: ESTHERVILLE TWP/ELC SCH/TIF#4 OAKRIDGE INCREM  
 TIF Taxing District Inc. Number: 320072  
 TIF Taxing District Base Year: 1991  
 FY TIF Revenue First Received: 1998  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2032

UR Designation	
Slum	No
Blighted	No
Economic Development	08/1992

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	12,354,300	4,091,900	1,807,900	5,254,900	0	-5,556	23,503,444	0	23,503,444
Taxable	6,934,769	2,329,027	1,627,110	4,729,410	0	-5,556	15,614,760	0	15,614,760
Homestead Credits									21

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	3,377,967	15,614,760	156,666	15,458,094	379,894

FY 2020 TIF Revenue Received: 3,975

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**TIF Taxing District Data Collection**

Local Government Name: ESTHERVILLE (32G305)  
 Urban Renewal Area: ESTHERVILLE CONSOLIDATED URBAN RENEWAL AREA (32001)  
 TIF Taxing District Name: ESTHERVILLE CITY/ELC SCH/AMEND2017 JOHNSON INCREMENT  
 TIF Taxing District Inc. Number: 320119

TIF Taxing District Base Year:	2016	<b>UR Designation</b>	
FY TIF Revenue First Received:		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**

	<b>Agricultural</b>	<b>Residential</b>	<b>Commercial</b>	<b>Industrial</b>	<b>Other</b>	<b>Military</b>	<b>Total</b>	<b>Gas/Electric Utility</b>	<b>Total</b>
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	<b>Frozen Base Value</b>	<b>Max Increment Value</b>	<b>Increment Used</b>	<b>Increment Not Used</b>	<b>Increment Revenue Not Used</b>
Fiscal Year 2020	1,745,500	0	0	0	0

FY 2020 TIF Revenue Received: 0