

# Annual Urban Renewal Report, Fiscal Year 2019 - 2020

## Levy Authority Summary

Local Government Name: LYON COUNTY  
Local Government Number: 60

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
LYON COUNTY NOVARTIS URBAN RENEWAL	60007	1
LYON COUNTY SUDENGA INDUSTRIES URBAN RENEWAL	60012	2
LYON COUNTY NOVARTIS DEV. AGREEMENT URBAN RENEWAL	60013	2
CASINO COUNTY TIF	60116	2

**TIF Debt Outstanding:** 1,090,815

<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:	583,233
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>583,233</b>

Rebate Expenditures:	116,733
Non-Rebate Expenditures:	466,500
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>583,233</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:** 507,582

## Urban Renewal Area Data Collection

Local Government Name: LYON COUNTY (60)  
 Urban Renewal Area: LYON COUNTY NOVARTIS URBAN RENEWAL  
 UR Area Number: 60007

UR Area Creation Date: 07/2002

UR Area Purpose: To stabilize, revitalize and improve the county by encouraging new agri-based economic development and provide the opportunity for creating new vital and competitive jobs for persons of Lyon County.

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
SIoux TWP/WEST LYON SCH/NOVARTIS TIF INCREMENT	600088	600089	718,362

## 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	0	798,180	0	0	798,180	0	798,180
Taxable	0	0	0	718,362	0	0	718,362	0	718,362
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: 5,500  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 5,500**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 5,500  
 Returned to County Treasurer: 0  
**Total Expenditures: 5,500**

**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 LYON COUNTY NOVARTIS URBAN RENEWAL

### Horse Facility

Description:	Horse lot with wind break & processing facility for blood/serum
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For LYON COUNTY NOVARTIS URBAN RENEWAL

### Horse Facility Rebate TIF

Debt/Obligation Type:	Rebates
Principal:	5,500
Interest:	0
Total:	5,500
Annual Appropriation?:	Yes
Date Incurred:	12/01/2002
FY of Last Payment:	2022

## Non-Rebates For LYON COUNTY NOVARTIS URBAN RENEWAL

TIF Expenditure Amount:	5,500
Tied To Debt:	Horse Facility Rebate TIF
Tied To Project:	Horse Facility

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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: LYON COUNTY (60)  
 Urban Renewal Area: LYON COUNTY NOVARTIS URBAN RENEWAL (60007)  
 TIF Taxing District Name: SIOUX TWP/WEST LYON SCH/NOVARTIS TIF INCREMENT  
 TIF Taxing District Inc. Number: 600089  
 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: 2024

UR Designation	
Slum	No
Blighted	No
Economic Development	07/2002

## 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	798,180	0	0	798,180	0	798,180
Taxable	0	0	0	718,362	0	0	718,362	0	718,362
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	13,977	718,362	718,362	0	0

FY 2020 TIF Revenue Received: 5,500

## Urban Renewal Area Data Collection

Local Government Name: LYON COUNTY (60)  
 Urban Renewal Area: LYON COUNTY SUDENGA INDUSTRIES URBAN RENEWAL  
 UR Area Number: 60012

UR Area Creation Date: 11/2007

UR Area Purpose: To contribute to a diversified, well-balanced local economy by creating job opportunities and strengthening the property tax base.

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
GRANT TWP/GEORGE-LR SCH/SUDENGA INDUSTRIES TIF INCREMENT	600102	600103	686,731
GRANT TWP/GLR SCHOOL/ SUDENGA-DURALIFT INC	600142	600143	1,325,484

## 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	0	2,879,010	0	0	2,879,010	0	2,879,010
Taxable	0	0	0	2,591,109	0	0	2,591,109	0	2,591,109
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: 39,407  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 39,407**

Rebate Expenditures: 39,407  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures: 39,407**

**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 LYON COUNTY SUDENGA INDUSTRIES URBAN RENEWAL

### Site Expansion

Description:	Expansion of a building on existing facility property
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For LYON COUNTY SUDENGA INDUSTRIES URBAN RENEWAL

### Development Agreement

Debt/Obligation Type:	Rebates
Principal:	34,921
Interest:	0
Total:	34,921
Annual Appropriation?:	No
Date Incurred:	12/01/2012
FY of Last Payment:	2028

### Duralift Dev Agreement

Debt/Obligation Type:	Rebates
Principal:	144,106
Interest:	0
Total:	144,106
Annual Appropriation?:	No
Date Incurred:	12/01/2015
FY of Last Payment:	2026

## Rebates For LYON COUNTY SUDENGA INDUSTRIES URBAN RENEWAL

### 2002 Kingbird Avenue

TIF Expenditure Amount:	13,449
Rebate Paid To:	Sudenga Industries
Tied To Debt:	Development Agreement
Tied To Project:	Site Expansion
Projected Final FY of Rebate:	2028

### 2002 Kingbird Avenue

TIF Expenditure Amount:	25,958
Rebate Paid To:	DuraLift Industries
Tied To Debt:	Development Agreement
Tied To Project:	Site Expansion
Projected Final FY of Rebate:	2026

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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:	LYON COUNTY (60)
Urban Renewal Area:	LYON COUNTY SUDENGA INDUSTRIES URBAN RENEWAL (60012)
TIF Taxing District Name:	GRANT TWP/GEORGE-LR SCH/SUDENGA INDUSTRIES TIF INCREMENT
TIF Taxing District Inc. Number:	600103
TIF Taxing District Base Year:	2006
FY TIF Revenue First Received:	2008
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2028

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2007

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	1,406,250	0	0	1,406,250	0	1,406,250
Taxable	0	0	0	1,265,625	0	0	1,265,625	0	1,265,625
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	719,519	686,731	686,731	0	0

FY 2020 TIF Revenue Received: 13,449

### TIF Taxing District Data Collection

Local Government Name:	LYON COUNTY (60)
Urban Renewal Area:	LYON COUNTY SUDENGA INDUSTRIES URBAN RENEWAL (60012)
TIF Taxing District Name:	GRANT TWP/GLR SCHOOL/ SUDENGA-DURALIFT INC
TIF Taxing District Inc. Number:	600143
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:	2026

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2014

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	1,472,760	0	0	1,472,760	0	1,472,760
Taxable	0	0	0	1,325,484	0	0	1,325,484	0	1,325,484
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	45,440	1,325,484	1,325,484	0	0

FY 2020 TIF Revenue Received: 25,958

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## Urban Renewal Area Data Collection

Local Government Name: LYON COUNTY (60)  
 Urban Renewal Area: LYON COUNTY NOVARTIS DEV. AGREEMENT URBAN RENEWAL  
 UR Area Number: 60013  
 UR Area Creation Date: 02/2009

UR Area Purpose: To contribute to a diversified, Well-balanced local economy by creating job opportunities and strengthening the property tax base. To assist in providing land and resources for new and expanded commercial, industrial and agri-business development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
CENTENNIAL TWP/WEST LYON SCH/NOVA DEV A&D TIF INCREM	600112	600113	416,010
SIOUX TWP/WEST LYON SCH/NOVA DEV B&C TIF INCREM	600114	600115	3,037,061

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	935,210	0	0	5,673,030	0	0	6,608,240	0	6,608,240
Taxable	524,955	0	0	5,105,727	0	0	5,630,682	0	5,630,682
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  
**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:** 0 0 **Amount of 06-30-2020 Cash Balance Restricted for LMI**

## Projects For LYON COUNTY NOVARTIS DEV. AGREEMENT URBAN RENEWAL

### Dev Agree Parcels A & D

Description:	Research Farm
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	Yes

### Dev Agree Parcels B & C

Description:	AC East and Tech Ops Bldg
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	Yes

## Debts/Obligations For LYON COUNTY NOVARTIS DEV. AGREEMENT URBAN RENEWAL

### Novartis Development Agreement

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	12/01/2012
FY of Last Payment:	2019

## **Rebates For LYON COUNTY NOVARTIS DEV. AGREEMENT URBAN RENEWAL**

### **Novartis Inc**

TIF Expenditure Amount:	0
Rebate Paid To:	Novartis Animal Health US, Inc.
Tied To Debt:	Novartis Development Agreement
Tied To Project:	Dev Agree Parcels A & D
Projected Final FY of Rebate:	2019

### **Novartis, Inc**

TIF Expenditure Amount:	0
Rebate Paid To:	Novartis Animal Health US, Inc
Tied To Debt:	Novartis Development Agreement
Tied To Project:	Dev Agree Parcels B & C
Projected Final FY of Rebate:	2019

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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:	LYON COUNTY (60)
Urban Renewal Area:	LYON COUNTY NOVARTIS DEV. AGREEMENT URBAN RENEWAL (60013)
TIF Taxing District Name:	CENTENNIAL TWP/WEST LYON SCH/NOVA DEV A&D TIF INCREM
TIF Taxing District Inc. Number:	600113
TIF Taxing District Base Year:	2009
FY TIF Revenue First Received:	2011
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2021

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2009

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	799,470	0	0	0	0	0	799,470	0	799,470
Taxable	448,761	0	0	0	0	0	448,761	0	448,761
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	383,460	416,010	416,010	0	0

FY 2020 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name:	LYON COUNTY (60)
Urban Renewal Area:	LYON COUNTY NOVARTIS DEV. AGREEMENT URBAN RENEWAL (60013)
TIF Taxing District Name:	SIOUX TWP/WEST LYON SCH/NOVA DEV B&C TIF INCREM
TIF Taxing District Inc. Number:	600115
TIF Taxing District Base Year:	2009
FY TIF Revenue First Received:	2011
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2021

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2009

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	135,740	0	0	5,673,030	0	0	5,808,770	0	5,808,770
Taxable	76,194	0	0	5,105,727	0	0	5,181,921	0	5,181,921
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	2,771,709	3,037,061	3,037,061	0	0

FY 2020 TIF Revenue Received: 0

## Urban Renewal Area Data Collection

Local Government Name: LYON COUNTY (60)  
 Urban Renewal Area: CASINO COUNTY TIF  
 UR Area Number: 60116

UR Area Creation Date: 11/2011

UR Area Purpose: To stimulate private investment in industrial and commercial development, and to encourage job retention, growth and expansion. To improve county roads and bridges to increase possibilities for economic development. To stimulate private investment in indust and comm development

### Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
SIoux TWP / WEST LYON SCHOOL / CASINO TIF INCREM	600116	600117	24,901,362
ALVORDCITY/WLSCH/COUNTY CFE-INCREMENT	600149	600150	3,401,811

### 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	69,505,231	3,779,790	0	0	73,285,021	0	73,285,021
Taxable	0	0	62,554,708	3,401,811	0	0	65,956,519	0	65,956,519
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: 538,326  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 538,326**

Rebate Expenditures: 77,326  
 Non-Rebate Expenditures: 461,000  
 Returned to County Treasurer: 0  
**Total Expenditures: 538,326**

**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 CASINO COUNTY TIF

### Culvert/Bridge Projects

Description:	Replacement of culverts/bridges
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

### CFE Bridges on A34

Description:	Garfield 63W and Doon 38W on A34
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For CASINO COUNTY TIF

### Culvert/Bridge Project

Debt/Obligation Type:	Internal Loans
Principal:	461,131
Interest:	0
Total:	461,131
Annual Appropriation?:	Yes
Date Incurred:	12/01/2015
FY of Last Payment:	2019

### CFE Projects on A34

Debt/Obligation Type:	Rebates
Principal:	445,157
Interest:	0
Total:	445,157
Annual Appropriation?:	No
Date Incurred:	09/12/2016
FY of Last Payment:	2038

## Non-Rebates For CASINO COUNTY TIF

TIF Expenditure Amount:	461,000
Tied To Debt:	Culvert/Bridge Project
Tied To Project:	Culvert/Bridge Projects

## Rebates For CASINO COUNTY TIF

### Bridges 114&115 on A34

TIF Expenditure Amount:	77,326
Rebate Paid To:	Cooperative Farmers Elevator`
Tied To Debt:	CFE Projects on A34
Tied To Project:	CFE Bridges on A34
Projected Final FY of Rebate:	2038

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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: LYON COUNTY (60)  
 Urban Renewal Area: CASINO COUNTY TIF (60116)  
 TIF Taxing District Name: SIOUX TWP / WEST LYON SCHOOL / CASINO TIF INCREM  
 TIF Taxing District Inc. Number: 600117

TIF Taxing District Base Year: 2010  
 FY TIF Revenue First Received: 2013  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2031

#### 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	69,505,231	0	0	0	69,505,231	0	69,505,231
Taxable	0	0	62,554,708	0	0	0	62,554,708	0	62,554,708
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	444,458	62,554,708	24,901,362	37,653,346	684,936

FY 2020 TIF Revenue Received: 461,000

### TIF Taxing District Data Collection

Local Government Name: LYON COUNTY (60)  
 Urban Renewal Area: CASINO COUNTY TIF (60116)  
 TIF Taxing District Name: ALVORDCITY/WLSCH/COUNTY CFE-INCREMENT  
 TIF Taxing District Inc. Number: 600150

TIF Taxing District Base Year: 2016  
 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	3,779,790	0	0	3,779,790	0	3,779,790
Taxable	0	0	0	3,401,811	0	0	3,401,811	0	3,401,811
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	69,540	3,401,811	3,401,811	0	0

FY 2020 TIF Revenue Received: 77,326