

Annual Urban Renewal Report, Fiscal Year 2019 - 2020

Levy Authority Summary

Local Government Name: WEBSTER COUNTY
Local Government Number: 94

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
WEBSTER COUNTY REGIONAL URBAN RENEWAL	94007	6

TIF Debt Outstanding: 4,606,589

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:	99,304	0	Amount of 07-01-2019 Cash Balance Restricted for LMI
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TIF Revenue:	1,376,128
TIF Sp. Revenue Fund Interest:	10,624
Property Tax Replacement Claims	88,040
Asset Sales & Loan Repayments:	7,335
Total Revenue:	1,482,127

Rebate Expenditures:	509,778
Non-Rebate Expenditures:	905,917
Returned to County Treasurer:	0
Total Expenditures:	1,415,695

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:	165,736	0	Amount of 06-30-2020 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance: 3,025,158**

Urban Renewal Area Data Collection

Local Government Name: WEBSTER COUNTY (94)
 Urban Renewal Area: WEBSTER COUNTY REGIONAL URBAN RENEWAL
 UR Area Number: 94007
 UR Area Creation Date: 12/2005

UR Area Purpose: To strengthen the economic well-being of Webster County by increasing industrial activity, taxable real estate values, and entrepreneurial opportunities.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
ROLAND TWP/PRAIRIE VALLEY SCH/TFFEP FRONTIER ETHANOL PLANT UR TIF INCREM	940218	940219	13,409,775
DOUGLAS TWP/MANSON NORTHWEST WEBSTER SCH/TFWC1 CARGILL TIF INCREM	940238	940239	18,025,700
FULTON TWP/PRAIRIE VALLEY SCH/TFWC2 NEW COOP ROELYN TIF INCREM	940240	940241	401,210
JOHNSON TWP/MANSON NORTHWEST WEBSTER SCH/TFWC3 NEW COOP BARNUM TIF INCREM	940242	940243	1,341,920
LOST GROVE TWP/PRAIRIE VALLEY SCH/FIRE #3/TFWC4 NEW COOP LANYON TIF INCREM	940244	940245	4,353,255
DOUGLAS TWP/MANSON NORTHWEST WEBSTER SCH/TFWC5 CJ TIF INCREM	940246	940247	30,654,270

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	12,401,120	82,403,170	0	0	94,804,290	0	94,804,290
Taxable	0	0	11,161,008	74,162,853	0	0	85,323,861	0	85,323,861
Homestead Credits									0

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Projects For WEBSTER COUNTY REGIONAL URBAN RENEWAL

Administration Expenses

Description:	Business location incentive
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

Road Improvement

Description:	Road improvement to 320th St & Co. Road -33
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

C J Bio America

Description:	Site Prep, Bldg Construction, machinery & equipment, computer hardware
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	No

Cargill, Inc

Description:	Construction, renovation, building improvements
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	No

NEW Co-op Roelyn

Description:	Construction of grain storage, shop addition
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	No

Grain Avenue Road Construction

Description:	Construct public two-lane paved road
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Amend Grain Avenue Road Construction

Description:	Non reimbursable RISE
Classification:	Administrative expenses
Physically Complete:	Yes

Payments Complete:	No
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Park Design/Consult

Description:	Land Purchases for Industrial Ag Park and Engineering Fees
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

Greater Fort Dodge Growth Alliance Marketing Services-Amendment#4

Description:	To provide marketing services and promote economic development
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

New Otho Shed-Amendment#4

Description:	Relocation of County's Secondary Road equipment repair and storage facilities
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

2014 Land Purchase for Water and Sewer Extension-Amendment#4

Description:	To secure parcels for the extension of water and sewer lines
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

Land Acquisition-Amendment#5

Description:	To aquire various parcels of land for future development
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

Costs to Support Urban Renewal Projects & Planning-Amendment#5

Description:	Planning, engineering fees, attorney fees, other related costs
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

Tax Rebate or other Development Agreements-Cargill Amendment #5

Description:	Water quality/Water treatment cost increase
Classification:	Administrative expenses
Physically Complete:	No

Payments Complete:	No
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Tax Rebate or other Development Agreements-CJ Bio America Amendment #5

Description:	Move product line to Webster County
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

Tax Rebate or other Development Agreements-GFDGA Amendment #5

Description:	Annual payment to continue utilizing resources
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

Crimmins Investment LLC

Description:	Construction of new warehouse facility
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For WEBSTER COUNTY REGIONAL URBAN RENEWAL

C J Bio America Economic Development Grant

Debt/Obligation Type:	Rebates
Principal:	3,127,071
Interest:	393,382
Total:	3,520,453
Annual Appropriation?:	Yes
Date Incurred:	11/04/2014
FY of Last Payment:	2032

NEW Co-op-Roelyn Economic Development Grants

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	06/01/2015
FY of Last Payment:	2019

Grain Avenue Non reimbursable RISE Grant

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	02/14/2012
FY of Last Payment:	2032

Reimburse General Basic

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/26/2013
FY of Last Payment:	2033

Rail Design Study

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

Date Incurred:	11/26/2013
FY of Last Payment:	2033

Cargill Property Costs

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/17/2012
FY of Last Payment:	2032

RBOG cost study

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/26/2013
FY of Last Payment:	2033

Cargill Economic Development Grants

Debt/Obligation Type:	Other Debt
Principal:	1,086,136
Interest:	0
Total:	1,086,136
Annual Appropriation?:	Yes
Date Incurred:	08/28/2018
FY of Last Payment:	2023

Park Design/Consult

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	07/01/2016
FY of Last Payment:	2026

Reimburse Secondary Roads

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	07/01/2017
FY of Last Payment:	2027

Land Acquisition

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	07/01/2014
FY of Last Payment:	2019

Crimmins Investement LLC

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	03/19/2019
FY of Last Payment:	2030

Non-Rebates For WEBSTER COUNTY REGIONAL URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	C J Bio America Economic Development Grant
Tied To Project:	Road Improvement
TIF Expenditure Amount:	0
Tied To Debt:	Grain Avenue Non reimbursable RISE Grant
Tied To Project:	Grain Avenue Road Construction
TIF Expenditure Amount:	634,383
Tied To Debt:	Reimburse General Basic
Tied To Project:	Administration Expenses
TIF Expenditure Amount:	0
Tied To Debt:	Rail Design Study
Tied To Project:	Administration Expenses
TIF Expenditure Amount:	0
Tied To Debt:	RBOG cost study
Tied To Project:	Administration Expenses
TIF Expenditure Amount:	0
Tied To Debt:	Park Design/Consult
Tied To Project:	Park Design/Consult
TIF Expenditure Amount:	271,534
Tied To Debt:	Cargill Economic Development Grants
Tied To Project:	Cargill, Inc
TIF Expenditure Amount:	0
Tied To Debt:	Reimburse General Basic
Tied To Project:	Greater Fort Dodge Growth Alliance Marketing Services-Amendment#4
TIF Expenditure Amount:	0
Tied To Debt:	NEW Co-op-Roelyn Economic Development Grants
Tied To Project:	Road Improvement
TIF Expenditure Amount:	0
Tied To Debt:	Land Acquisition
Tied To Project:	Land Acquisition-Amendment#5

Rebates For WEBSTER COUNTY REGIONAL URBAN RENEWAL

NEW Roelyn

TIF Expenditure Amount:	8,692
Rebate Paid To:	NEW Co-op
Tied To Debt:	NEW Co-op-Roelyn Economic Development Grants
Tied To Project:	NEW Co-op Roelyn
Projected Final FY of Rebate:	2019

CJ Bio

TIF Expenditure Amount:	501,086
Rebate Paid To:	CJ Bio
Tied To Debt:	C J Bio America Economic Development Grant
Tied To Project:	C J Bio America
Projected Final FY of Rebate:	2032

CARGILL

TIF Expenditure Amount:	0
Rebate Paid To:	CARGILL
Tied To Debt:	Cargill Economic Development Grants
Tied To Project:	Cargill, Inc
Projected Final FY of Rebate:	2016

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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:	WEBSTER COUNTY (94)
Urban Renewal Area:	WEBSTER COUNTY REGIONAL URBAN RENEWAL (94007)
TIF Taxing District Name:	ROLAND TWP/PRAIRIE VALLEY SCH/TFFEP FRONTIER ETHANOL PLANT UR
TIF INCREM	
TIF Taxing District Inc. Number:	940219
TIF Taxing District Base Year:	2004
FY TIF Revenue First Received:	2008
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District	
statutorily ends:	2026

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2005

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	14,899,750	0	0	14,899,750	0	14,899,750
Taxable	0	0	0	13,409,775	0	0	13,409,775	0	13,409,775
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	128,040	13,409,775	13,409,775	0	0

FY 2020 TIF Revenue Received: 259,882

TIF Taxing District Data Collection

Local Government Name:	WEBSTER COUNTY (94)
Urban Renewal Area:	WEBSTER COUNTY REGIONAL URBAN RENEWAL (94007)
TIF Taxing District Name:	DOUGLAS TWP/MANSON NORTHWEST WEBSTER SCH/TFWC1 CARGILL TIF
INCREM	
TIF Taxing District Inc. Number:	940239
TIF Taxing District Base Year:	2013
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	33,443,120	0	0	33,443,120	0	33,443,120
Taxable	0	0	0	30,098,808	0	0	30,098,808	0	30,098,808
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	15,417,420	18,025,700	18,025,700	0	0

FY 2020 TIF Revenue Received: 368,823

TIF Taxing District Data Collection

Local Government Name: WEBSTER COUNTY (94)
 Urban Renewal Area: WEBSTER COUNTY REGIONAL URBAN RENEWAL (94007)
 TIF Taxing District Name: FULTON TWP/PRAIRE VALLEY SCH/TFWC2 NEW COOP ROELYN TIF INCREM
 TIF Taxing District Inc. Number: 940241

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	5,861,610	0	0	0	5,861,610	0	5,861,610
Taxable	0	0	5,275,449	0	0	0	5,275,449	0	5,275,449
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	5,460,400	401,210	401,210	0	0

FY 2020 TIF Revenue Received: 7,724

TIF Taxing District Data Collection

Local Government Name: WEBSTER COUNTY (94)
 Urban Renewal Area: WEBSTER COUNTY REGIONAL URBAN RENEWAL (94007)
 TIF Taxing District Name: JOHNSON TWP/MANSON NORTHWEST WEBSTER SCH/TFWC3 NEW COOP
 BARNUM TIF INCREM
 TIF Taxing District Inc. Number: 940243

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	1,702,560	0	0	0	1,702,560	0	1,702,560
Taxable	0	0	1,532,304	0	0	0	1,532,304	0	1,532,304
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	360,640	1,341,920	1,341,920	0	0

FY 2020 TIF Revenue Received: 27,407

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TIF Taxing District Data Collection

Local Government Name:	WEBSTER COUNTY (94)
Urban Renewal Area:	WEBSTER COUNTY REGIONAL URBAN RENEWAL (94007)
TIF Taxing District Name:	LOST GROVE TWP/PRAIRIE VALLEY SCH/FIRE #3/TFWC4 NEW COOP
LANYON TIF INCREM	
TIF Taxing District Inc. Number:	940245
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	4,836,950	0	0	0	4,836,950	0	4,836,950
Taxable	0	0	4,353,255	0	0	0	4,353,255	0	4,353,255
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	95,020	4,353,255	4,353,255	0	0

FY 2020 TIF Revenue Received: 85,076

TIF Taxing District Data Collection

Local Government Name:	WEBSTER COUNTY (94)
Urban Renewal Area:	WEBSTER COUNTY REGIONAL URBAN RENEWAL (94007)
TIF Taxing District Name:	DOUGLAS TWP/MANSON NORTHWEST WEBSTER SCH/TFWC5 CJ TIF INCREM
TIF Taxing District Inc. Number:	940247
TIF Taxing District Base Year:	2013
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	34,060,300	0	0	34,060,300	0	34,060,300
Taxable	0	0	0	30,654,270	0	0	30,654,270	0	30,654,270
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	134,190	30,654,270	30,654,270	0	0

FY 2020 TIF Revenue Received: 627,216