

# Annual Urban Renewal Report, Fiscal Year 2021 - 2022

## 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: 2,424,205**

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2021: 22,120 0 Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue:	693,994
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	58,024
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>752,018</b>

Rebate Expenditures:	272,018
Non-Rebate Expenditures:	480,000
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>752,018</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2022: 22,120 0 Amount of 06-30-2022 Cash Balance Restricted for LMI**

**Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 1,650,067**

# ♣ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

## 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

UR Area Purpose: 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.

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 - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	281,230	0	0	0	0	0	281,230	0	281,230
Taxable	236,319	0	0	0	0	0	236,319	0	236,319
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:** 0 0 **Amount of 07-01-2021 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 06-30-2022:** 0 0 **Amount of 06-30-2022 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

## ♣ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

This is an URA, only, and TIF has not yet been started.  
Initial loan was retired in FY2019.

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2022

## ♣ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

### 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 - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	281,230	0	0	0	0	0	281,230	0	281,230
Taxable	236,319	0	0	0	0	0	236,319	0	236,319
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	198,892	82,338	0	82,338	1,866

FY 2022 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

UR Area Purpose: Invest in the provision of  
 infrastucture 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.

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 - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	128,780	0	5,348,516	0	0	0	5,477,296	0	5,477,296
Taxable	108,215	0	4,813,664	0	0	0	4,921,879	0	4,921,879
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:** 0 0 **Amount of 07-01-2021 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 06-30-2022:** 0 0 **Amount of 06-30-2022 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

## ◆ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

Bond/loan was retired in FY2019

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2022

**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 - 1/1/2020 for FY 2022**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	30,120	0	4,087,978	0	0	0	4,118,098	0	4,118,098
Taxable	25,310	0	3,679,180	0	0	0	3,704,490	0	3,704,490
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	2,029,160	2,088,938	0	2,088,938	47,330

FY 2022 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 - 1/1/2020 for FY 2022**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	14,910	0	0	0	0	0	14,910	0	14,910
Taxable	12,529	0	0	0	0	0	12,529	0	12,529
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	13,809	1,101	0	1,101	25

FY 2022 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 - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	83,750	0	1,260,538	0	0	0	1,344,288	0	1,344,288
Taxable	70,376	0	1,134,484	0	0	0	1,204,860	0	1,204,860
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	705,168	639,120	0	639,120	14,624

FY 2022 TIF Revenue Received: 0

# ▲ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

## 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	30,177,287

## Urban Renewal Area Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	39,800	0	0	33,497,380	0	0	33,537,180	0	33,537,180
Taxable	33,443	0	0	30,147,642	0	0	30,181,085	0	30,181,085
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:** 22,120 0 **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 693,994  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims 58,024  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 752,018**

Rebate Expenditures: 272,018  
 Non-Rebate Expenditures: 480,000  
 Returned to County Treasurer: 0  
**Total Expenditures: 752,018**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:** 22,120 0 **Amount of 06-30-2022 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:	2,075,000
Interest:	0
Total:	2,075,000
Annual Appropriation?:	No
Date Incurred:	09/12/2017
FY of Last Payment:	2026

### Elite Octane Roadway

Debt/Obligation Type:	Internal Loans
Principal:	349,205
Interest:	0
Total:	349,205
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:	480,000
Tied To Debt:	Elite Octane Roadway
Tied To Project:	Elite Octane Roadway

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

### **Elite Octane**

TIF Expenditure Amount:	272,018
Rebate Paid To:	Elite Octane LLC
Tied To Debt:	Elite Octane Roadway
Tied To Project:	Elite Octane Plant Tax Rebate
Projected Final FY of Rebate:	2035

# ▲ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

## 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:	2018
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 - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	4,520	0	0	0	0	0	4,520	0	4,520
Taxable	3,798	0	0	0	0	0	3,798	0	3,798
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	4,520	0	0	0	0

FY 2022 TIF Revenue Received: 10,264

## 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:	2018
FY TIF Revenue First Received:	2021
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

### TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	35,280	0	0	33,497,380	0	0	33,532,660	0	33,532,660
Taxable	29,645	0	0	30,147,642	0	0	30,177,287	0	30,177,287
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	1,532,660	30,177,287	30,177,287	0	0

FY 2022 TIF Revenue Received: 683,730