

Annual Urban Renewal Report, Fiscal Year 2021 - 2022

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: 613,035

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:	45,614	0	Amount of 07-01-2021 Cash Balance Restricted for LMI
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TIF Revenue:	201,838
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	201,838

Rebate Expenditures:	78,028
Non-Rebate Expenditures:	41,980
Returned to County Treasurer:	0
Total Expenditures:	120,008

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:	127,444	0	Amount of 06-30-2022 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance: 365,583**

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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	5,429,151
ELKADER CITY AG/CENTRAL SCH/INDUSTRIAL PARK TIF INCREM	220104	220121	0
ELKADER CITY/CENTRAL SCHOOL/ASSISTED LIVING CENTER TIF INCREM	220126	220127	968,217
ELKADER CITY AG/CENTRAL SCHOOL/ASSISTED LIVING CENTER TIF INCREM	220136	220137	5,550

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	38,028	0	1,763,139	7,943,745	0	0	12,031,009	0	12,031,009
Taxable	31,955	0	1,586,824	7,149,371	0	0	10,311,266	0	10,311,266
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021: **45,614** **0** **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 201,838
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 201,838

Rebate Expenditures: 78,028
 Non-Rebate Expenditures: 41,980
 Returned to County Treasurer: 0
Total Expenditures: 120,008

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022: **127,444** **0** **Amount of 06-30-2022 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:	Yes

Mobile Track Solutions Developers Agreement

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

Farm Roots Properties

Description:	payments to Farm Roots Properties for new bldg
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:	40,000
Interest:	1,450
Total:	41,450
Annual Appropriation?:	No
Date Incurred:	11/01/2010
FY of Last Payment:	2022

Mobile Track Solutions rebate

Debt/Obligation Type:	Rebates
Principal:	193,379
Interest:	0
Total:	193,379
Annual Appropriation?:	Yes
Date Incurred:	07/14/2008
FY of Last Payment:	2023

Camp Clean

Debt/Obligation Type:	Rebates
Principal:	35,223
Interest:	0
Total:	35,223
Annual Appropriation?:	Yes
Date Incurred:	01/12/2017
FY of Last Payment:	2027

Moyna Holdings Inc.

Debt/Obligation Type:	Rebates
Principal:	252,394
Interest:	0
Total:	252,394
Annual Appropriation?:	Yes
Date Incurred:	11/26/2018
FY of Last Payment:	2028

Farm Roots Properities

Debt/Obligation Type:	Rebates
Principal:	90,589
Interest:	0
Total:	90,589
Annual Appropriation?:	Yes
Date Incurred:	09/25/2017
FY of Last Payment:	2027

Non-Rebates For ELKADER COMBINED URBAN RENEWAL

TIF Expenditure Amount:	41,980
Tied To Debt:	Reimer St improvement
Tied To Project:	Reimer Street extension

Rebates For ELKADER COMBINED URBAN RENEWAL

Mobile Track Solution

TIF Expenditure Amount:	44,922
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:	2023

Camp Clean

TIF Expenditure Amount:	1,608
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:	26,588
Rebate Paid To:	Moyna Holdings Inc
Tied To Debt:	Moyna Holdings Inc.
Tied To Project:	Moyna Holdings Ince.
Projected Final FY of Rebate:	2028

Farm Roots Properties

TIF Expenditure Amount:	4,910
Rebate Paid To:	Farm Roots Properties
Tied To Debt:	Farm Roots Properities
Tied To Project:	Farm Roots Properties
Projected Final FY of Rebate:	2027

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During our annual review the accountant noticed two things wrong with my AURR. 1) I incorrectly transferred two payments from TIF to debt service and it should have only been one 2) I didn't enter the remaining TIF principal correctly.

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

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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 - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,709,204	7,943,745	0	0	9,652,949	0	9,652,949
Taxable	0	0	1,538,283	7,149,371	0	0	8,687,654	0	8,687,654
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	871,179	8,687,654	5,429,151	3,258,503	102,747

FY 2022 TIF Revenue Received: 171,195

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 - 1/1/2020 for FY 2022

	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 2022	0	0	0	0	0

FY 2022 TIF Revenue Received: 0

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 - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	53,935	0	0	0	2,340,032	0	2,340,032
Taxable	0	0	48,541	0	0	0	1,591,657	0	1,591,657
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	790,710	1,549,322	968,217	581,105	18,323

FY 2022 TIF Revenue Received: 30,643

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 - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	38,028	0	0	0	0	0	38,028	0	38,028
Taxable	31,955	0	0	0	0	0	31,955	0	31,955
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	29,086	8,942	5,550	3,392	67

FY 2022 TIF Revenue Received: 0