

# Annual Urban Renewal Report, Fiscal Year 2021 - 2022

## Levy Authority Summary

Local Government Name: MAHASKA COUNTY  
 Local Government Number: 62

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
MAHASKA COUNTY NW URBAN RENEWAL	62002	1
MAHASKA COUNTY WIND TURBINE URBAN RENEWAL	62003	3

**TIF Debt Outstanding:** 10,535,243

**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: 586,416  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 586,416**

Rebate Expenditures: 50,923  
 Non-Rebate Expenditures: 304,625  
 Returned to County Treasurer: 0  
**Total Expenditures: 355,548**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:** 230,868 0 **Amount of 06-30-2022 Cash Balance Restricted for LMI**

**Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance:** 9,948,827

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

## Urban Renewal Area Data Collection

Local Government Name: MAHASKA COUNTY (62)  
 Urban Renewal Area: MAHASKA COUNTY NW URBAN RENEWAL  
 UR Area Number: 62002

UR Area Creation Date: 06/2015

UR Area Purpose: Pure rebate Creation of private development for Welders Shield LLC and Co-Line Welding Inc within the Urban Renewal boundaries

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
RICHLAND TWP/LYNNVILLE-SULLY SCH/SULLY FIRE/NW URBAN RENEWAL AREA TIF INCREMENT	620091	620092	2,116,970

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	513,760	156,920	0	5,707,630	0	0	6,378,310	0	6,378,310
Taxable	431,716	88,518	0	5,136,867	0	0	5,657,101	0	5,657,101
Homestead Credits									1

**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: 50,923  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 50,923**

Rebate Expenditures: 50,923  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures: 50,923**

**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 MAHASKA COUNTY NW URBAN RENEWAL

### NW Urban Renewal

Description:	Rebate for business
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For MAHASKA COUNTY NW URBAN RENEWAL

Developer rebate

Debt/Obligation Type:	Rebates
Principal:	885,595
Interest:	0
Total:	885,595
Annual Appropriation?:	No
Date Incurred:	12/01/2018
FY of Last Payment:	2034

Rebates For MAHASKA COUNTY NW URBAN RENEWAL

1041 Cordova Ave

TIF Expenditure Amount:	50,923
Rebate Paid To:	The Welder's Shield
Tied To Debt:	Developer rebate
Tied To Project:	NW Urban Renewal
Projected Final FY of Rebate:	2034

## **Jobs For MAHASKA COUNTY NW URBAN RENEWAL**

Project:	NW Urban Renewal
Company Name:	Co-Line Welding
Date Agreement Began:	09/08/2015
Date Agreement Ends:	06/01/2034
Number of Jobs Created or Retained:	15
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	3,420,000
Total Estimated Cost of Public Infrastructure:	0

## TIF Taxing District Data Collection

Local Government Name:	MAHASKA COUNTY (62)
Urban Renewal Area:	MAHASKA COUNTY NW URBAN RENEWAL (62002)
TIF Taxing District Name:	RICHLAND TWP/LYNNVILLE-SULLY SCH/SULLY FIRE/NW URBAN RENEWAL
AREA TIF INCREMENT	
TIF Taxing District Inc. Number:	620092
TIF Taxing District Base Year:	2016
FY TIF Revenue First Received:	2019
Subject to a Statutory end date?	No

	UR Designation
Slum	No
Blighted	No
Economic Development	06/2015

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	513,760	156,920	0	5,707,630	0	0	6,378,310	0	6,378,310
Taxable	431,716	88,518	0	5,136,867	0	0	5,657,101	0	5,657,101
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	4,261,340	2,116,970	2,116,970	0	0

FY 2022 TIF Revenue Received: 50,923

## Urban Renewal Area Data Collection

Local Government Name: MAHASKA COUNTY (62)  
 Urban Renewal Area: MAHASKA COUNTY WIND TURBINE URBAN RENEWAL  
 UR Area Number: 62003

UR Area Creation Date: 09/2018

UR Area Purpose: The primary goal is the plan is to stimulate, through public involvement and commitment, private investment in new industrial/commercial development by the use of incremental property tax revenue produced from wind turbine properties to improve county road

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
PRAIRIETWP/NMAHASKASCH/NSFIRE/WINDTURBINETIFINCREMENT	620093	620094	16,966,235
MADISONTWP/NMAHASKASCH/NSFIRE/WINDTURBINETIFINCREMENT	620095	620096	1,566,114
ADAMSTWP/NMAHASKASCH/NSFIRE/WINDTURBINETIFINCREMENT	620097	620098	2,871,209

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	23,781,722	0	0	23,781,722	0	23,781,722
Taxable	0	0	0	21,403,558	0	0	21,403,558	0	21,403,558
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: 535,493  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 535,493**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 304,625  
 Returned to County Treasurer: 0  
**Total Expenditures: 304,625**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:** 230,868 0 **Amount of 06-30-2022 Cash Balance Restricted for LMI**



## Projects For MAHASKA COUNTY WIND TURBINE URBAN RENEWAL

### Prairie Wind Urban Renewal

Description:	Economic Development
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

# Debts/Obligations For MAHASKA COUNTY WIND TURBINE URBAN RENEWAL

## General Obligation Urban Renewal Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	8,785,000
Interest:	864,648
Total:	9,649,648
Annual Appropriation?:	No
Date Incurred:	11/30/2020
FY of Last Payment:	2033

**Non-Rebates For MAHASKA COUNTY WIND TURBINE URBAN RENEWAL**

TIF Expenditure Amount:	304,625
Tied To Debt:	General Obligation Urban Renewal Bonds
Tied To Project:	Prairie Wind Urban Renewal

**TIF Taxing District Data Collection**

Local Government Name: MAHASKA COUNTY (62)  
 Urban Renewal Area: MAHASKA COUNTY WIND TURBINE URBAN RENEWAL (62003)  
 TIF Taxing District Name: PRAIRIETWP/NMAHASKASCH/NSFIRE/WINDTURBINETIFINCREMENT  
 TIF Taxing District Inc. Number: 620094  
 TIF Taxing District Base Year: 2018  
 FY TIF Revenue First Received: 2019  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2040

	UR Designation
Slum	No
Blighted	No
Economic Development	09/2018

**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	18,851,365	0	0	18,851,365	0	18,851,365
Taxable	0	0	0	16,966,235	0	0	16,966,235	0	16,966,235
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	0	16,966,235	16,966,235	0	0

FY 2022 TIF Revenue Received: 424,453

**TIF Taxing District Data Collection**

Local Government Name: MAHASKA COUNTY (62)  
 Urban Renewal Area: MAHASKA COUNTY WIND TURBINE URBAN RENEWAL (62003)  
 TIF Taxing District Name: MADISONTWP/NMAHASKASCH/NSFIRE/WINDTURBINETIFINCREMENT  
 TIF Taxing District Inc. Number: 620096  
 TIF Taxing District Base Year: 2018  
 FY TIF Revenue First Received: 2019  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2040

	UR Designation
Slum	No
Blighted	No
Economic Development	09/2018

**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	1,740,126	0	0	1,740,126	0	1,740,126
Taxable	0	0	0	1,566,114	0	0	1,566,114	0	1,566,114
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	0	1,566,114	1,566,114	0	0

FY 2022 TIF Revenue Received: 39,208

TIF Taxing District Data Collection

Local Government Name:	MAHASKA COUNTY (62)
Urban Renewal Area:	MAHASKA COUNTY WIND TURBINE URBAN RENEWAL (62003)
TIF Taxing District Name:	ADAMSTWP/NMAHASKASCH/NSFIRE/WINDTURBINETIFINCREMENT
TIF Taxing District Inc. Number:	620098
TIF Taxing District Base Year:	2018
FY TIF Revenue First Received:	2019
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2040

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2018

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	3,190,231	0	0	3,190,231	0	3,190,231
Taxable	0	0	0	2,871,209	0	0	2,871,209	0	2,871,209
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	0	2,871,209	2,871,209	0	0

FY 2022 TIF Revenue Received: 71,832