

# Annual Urban Renewal Report, Fiscal Year 2022 - 2023

## Levy Authority Summary

Local Government Name: STORM LAKE  
Local Government Number: 11G091

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
STORM LAKE INDUSTRIAL PARK URBAN RENEWAL	11001	5
NORTH #1 BARGLOFF URBAN RENEWAL	11008	7
#3 LMI HOUSING URBAN RENEWAL	11009	1
#4 LMI HOUSING URBAN RENEWAL	11010	1
STORM LAKE CITY/3RD ADDITION URBAN RENEWAL	11011	2

**TIF Debt Outstanding:** 27,673,356

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:</b>	<b>-45,898</b>	<b>0</b>	<b>Amount of 07-01-2022 Cash Balance Restricted for LMI</b>
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TIF Revenue:	818,192	
TIF Sp. Revenue Fund Interest:	0	
Property Tax Replacement Claims	1,449	
Asset Sales & Loan Repayments:	0	
<b>Total Revenue:</b>	<b>819,641</b>	

Rebate Expenditures:	63,201	
Non-Rebate Expenditures:	838,744	
Returned to County Treasurer:	0	
<b>Total Expenditures:</b>	<b>901,945</b>	

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:</b>	<b>-128,202</b>	<b>0</b>	<b>Amount of 06-30-2023 Cash Balance Restricted for LMI</b>
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**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance:** 26,899,613

# ♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

## Urban Renewal Area Data Collection

Local Government Name: STORM LAKE (11G091)  
 Urban Renewal Area: STORM LAKE INDUSTRIAL PARK URBAN RENEWAL  
 UR Area Number: 11001

UR Area Creation Date: 09/1991

UR Area Purpose: The purpose of this urban renewal area is to eliminate blighting influences and to promote revitalization.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
STORM LAKE CITY/STORM LAKE SCH/S L INDUSTRIAL PARK INCREM	110077	110078	6,731,369
STORM LAKE CITY/STORM LAKE SCH/S L INDUSTRIAL PARK INCREM	110089	110090	10,317,482
STORM LAKE CITY AG/STORM LAKE SCH/S L INDUSTRIAL PARK INCREM	110091	110092	0
STORM LAKE CITY AG/STORM LAKE SCH/S L INDUSTRIAL PARK 3 INCREM	110116	110117	0
STORM LAKE CITY/STORM LAKE SCH/S L INDUSTRIAL PARK 3 INCREM	110118	110119	0

## Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	3,509,530	15,977,402	11,943,750	0	-5,556	31,735,856	0	31,735,856
Taxable	0	1,899,721	14,379,662	10,749,375	0	-5,556	27,221,293	0	27,221,293
Homestead Credits									23

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:** -239,983 0 **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 549,333  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 549,333**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 309,350  
 Returned to County Treasurer: 0  
**Total Expenditures: 309,350**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:** 0 0 **Amount of 06-30-2023 Cash Balance Restricted for LMI**

# Projects For STORM LAKE INDUSTRIAL PARK URBAN RENEWAL

## Indoor Waterpark

Description:	Building of Indoor Waterpark - Part of Project AWAYSIS
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	No

## Outdoor Waterpark

Description:	Building of an Outdoor Waterpark - Part of Project AWAYSIS
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	No

## Family Playground

Description:	Building of a Family Playground near the beach and waterparks - Part of Project AWAYSIS
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	No

## Lighthouse

Description:	Building of a Lighthouse Observatory Tower on Storm Lake - Part of Project AWAYSIS
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	No

## Golf Course

Description:	Renovation of Existing Golf Course
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	No

## Campground/Cottages

Description:	Remodeling of Existing Sites and addition of 4 Cottages
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	No
Payments Complete:	No

## Hotel

Description:	Building of a 100 Room Hotel with Full Service Restaurant and indoor/outdoor waterpark
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Classification:	Commercial - hotels and conference centers
Physically Complete:	Yes
Payments Complete:	No

## Gold Wing Drive

Description:	Land for Commercial Development
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	No
Payments Complete:	No

## Meridian

Description:	Job creation
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

## Memorial Lift Station

Description:	Improvements to Wastewater Collection
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	No
Payments Complete:	No

## Water Line Extentions

Description:	Facilitate Future Growth including Feed Mill
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	No
Payments Complete:	No

## Expansion Blvd Improvements

Description:	Road expansion due to truck traffic
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

## Memorial Road Resurface

Description:	Resurface existing gravel road
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

## Expansion Sanitary Sewer Project

Description:	Extend municipal sanitary sewer to undeveloped portion of Industrial Park
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	No
Payments Complete:	No

## Sunrise Park Entrance

Description:	Two way access on City owned property
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Acquistion and Demolition of Dilapidated Structures

Description:	Ongoing removal of Blight
Classification:	Acquisition of property
Physically Complete:	No
Payments Complete:	No

Hwy 7 Development Agreements

Description:	Expansion of Industrial Park
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	No
Payments Complete:	No

FB Storm Lake II

Description:	Condo and residential development
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	No
Payments Complete:	No

King's Pointe Remodel

Description:	Remodel, refresh and restoration of Hotel
Classification:	Commercial - hotels and conference centers
Physically Complete:	No
Payments Complete:	No

Outdoor Waterpark Concrete

Description:	Continuing repairs and maintenance of Outdoor Waterpark
	Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	No
Payments Complete:	No

Feed Mill - Expansion Blvd

Description:	Infrastructure for Tyson Feed Mill
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

# Debts/Obligations For STORM LAKE INDUSTRIAL PARK URBAN RENEWAL

## 1.85M Hotel Revenue Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,674,319
Interest:	133,853
Total:	1,808,172
Annual Appropriation?:	No
Date Incurred:	02/01/2012
FY of Last Payment:	2033

## 8.171M AWAYSIS Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	7,684,348
Interest:	1,120,378
Total:	8,804,726
Annual Appropriation?:	No
Date Incurred:	06/05/2015
FY of Last Payment:	2035

## Hotel-TIF Portion of Property Taxes

Debt/Obligation Type:	Other Debt
Principal:	1,592,571
Interest:	0
Total:	1,592,571
Annual Appropriation?:	Yes
Date Incurred:	07/01/2008
FY of Last Payment:	2035

## Hotel Remodel - LOST (121)

Debt/Obligation Type:	Internal Loans
Principal:	508,000
Interest:	0
Total:	508,000
Annual Appropriation?:	Yes
Date Incurred:	06/30/2017
FY of Last Payment:	2035

## 5.74M Urban Renewal GO

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	919,454
Interest:	398,200
Total:	1,317,654
Annual Appropriation?:	No
Date Incurred:	12/01/2015
FY of Last Payment:	2029

## Initial Infrastructure - Water Capital (601)

Debt/Obligation Type:	Internal Loans
Principal:	885,905

Interest:	0
Total:	885,905
Annual Appropriation?:	No
Date Incurred:	12/01/2013
FY of Last Payment:	2033

### Initial Infrastructure - Sewer Capital (611)

Debt/Obligation Type:	Internal Loans
Principal:	739,156
Interest:	0
Total:	739,156
Annual Appropriation?:	No
Date Incurred:	12/01/2013
FY of Last Payment:	2033

### Initial Infrastructure - Storm Water Capital (611)

Debt/Obligation Type:	Internal Loans
Principal:	157,000
Interest:	0
Total:	157,000
Annual Appropriation?:	No
Date Incurred:	12/01/2013
FY of Last Payment:	2033

### Initial Infrastructure - Water (600)

Debt/Obligation Type:	Internal Loans
Principal:	780,000
Interest:	0
Total:	780,000
Annual Appropriation?:	No
Date Incurred:	12/01/2013
FY of Last Payment:	2033

### Initial Infrastructure - General Fund (001)

Debt/Obligation Type:	Internal Loans
Principal:	2,868,163
Interest:	0
Total:	2,868,163
Annual Appropriation?:	No
Date Incurred:	12/01/2023
FY of Last Payment:	2033

### Bond Payment - LOST (121) for 8.17M Bond

Debt/Obligation Type:	Internal Loans
Principal:	1,085,560
Interest:	0
Total:	1,085,560
Annual Appropriation?:	No
Date Incurred:	06/05/2015
FY of Last Payment:	2035

### King's Pointe Refurbish Bond 5.8M

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	0
Interest:	0

Total:	0
Annual Appropriation?:	No
Date Incurred:	06/05/2023
FY of Last Payment:	2048



## Non-Rebates For **STORM LAKE INDUSTRIAL PARK URBAN RENEWAL**

TIF Expenditure Amount:	298,234
Tied To Debt:	5.74M Urban Renewal GO
Tied To Project:	Hotel
TIF Expenditure Amount:	11,116
Tied To Debt:	8.171M AWAYSSIS Bond
Tied To Project:	Gold Wing Drive
TIF Expenditure Amount:	0
Tied To Debt:	1.85M Hotel Revenue Bond
Tied To Project:	Outdoor Waterpark

## ♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

All of the debt listed has been certified to the County Auditor as TIF Debt, but portions of the Debt are also paid by Hotel Revenue, Local Option Sales Tax, and Hotel / Motel Tax.

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2023

22120290

# ♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

## TIF Taxing District Data Collection

Local Government Name: STORM LAKE (11G091)  
 Urban Renewal Area: STORM LAKE INDUSTRIAL PARK URBAN RENEWAL (11001)  
 TIF Taxing District Name: STORM LAKE CITY/STORM LAKE SCH/S L INDUSTRIAL PARK INCREM  
 TIF Taxing District Inc. Number: 110078  
 TIF Taxing District Base Year: 1990  
 FY TIF Revenue First Received: 2007  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2027

	UR Designation
Slum	No
Blighted	07/2010
Economic Development	10/1991

## TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	3,745,540	5,154,540	0	0	8,900,080	0	8,900,080
Taxable	0	0	3,370,986	4,639,086	0	0	8,010,072	0	8,010,072
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	2,168,711	6,731,369	6,731,369	0	0

FY 2023 TIF Revenue Received: 221,323

## TIF Taxing District Data Collection

Local Government Name: STORM LAKE (11G091)  
 Urban Renewal Area: STORM LAKE INDUSTRIAL PARK URBAN RENEWAL (11001)  
 TIF Taxing District Name: STORM LAKE CITY/STORM LAKE SCH/S L INDUSTRIAL PARK INCREM  
 TIF Taxing District Inc. Number: 110090  
 TIF Taxing District Base Year: 2003  
 FY TIF Revenue First Received: 2006  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2025

	UR Designation
Slum	No
Blighted	07/2010
Economic Development	07/2010

## TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	3,509,530	12,231,862	6,789,210	0	-5,556	22,835,776	0	22,835,776
Taxable	0	1,899,721	11,008,676	6,110,289	0	-5,556	19,211,221	0	19,211,221
Homestead Credits									23

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	12,523,850	10,317,482	10,317,482	0	0

FY 2023 TIF Revenue Received: 328,010

## ♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

### TIF Taxing District Data Collection

Local Government Name:	STORM LAKE (11G091)
Urban Renewal Area:	STORM LAKE INDUSTRIAL PARK URBAN RENEWAL (11001)
TIF Taxing District Name:	STORM LAKE CITY AG/STORM LAKE SCH/S L INDUSTRIAL PARK INCREM
TIF Taxing District Inc. Number:	110092
TIF Taxing District Base Year:	2003
FY TIF Revenue First Received:	2009
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2029

	UR Designation
Slum	No
Blighted	07/2010
Economic Development	07/2010

### TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	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 2023	42,130	0	0	0	0

FY 2023 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name:	STORM LAKE (11G091)
Urban Renewal Area:	STORM LAKE INDUSTRIAL PARK URBAN RENEWAL (11001)
TIF Taxing District Name:	STORM LAKE CITY AG/STORM LAKE SCH/S L INDUSTRIAL PARK 3 INCREM
TIF Taxing District Inc. Number:	110117
TIF Taxing District Base Year:	2012
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 - 1/1/2021 for FY 2023

	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 2023	17,370	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	STORM LAKE (11G091)
Urban Renewal Area:	STORM LAKE INDUSTRIAL PARK URBAN RENEWAL (11001)
TIF Taxing District Name:	STORM LAKE CITY/STORM LAKE SCH/S L INDUSTRIAL PARK 3 INCREM
TIF Taxing District Inc. Number:	110119
TIF Taxing District Base Year:	2012
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 - 1/1/2021 for FY 2023

	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 2023	440,690	0	0	0	0

FY 2023 TIF Revenue Received: 0

## Urban Renewal Area Data Collection

Local Government Name: STORM LAKE (11G091)  
 Urban Renewal Area: NORTH #1 BARGLOFF URBAN RENEWAL  
 UR Area Number: 11008

UR Area Creation Date: 08/2010

UR Area Purpose: The purpose of this Urban Renewal Area is to stimulate private investment in new commercial and industrial development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
STORM LAKE CITY/STORM LAKE SCH/NORTH #1 BARGLOFF INCREM	110101	110102	4,041,423
STORM LAKE CITY/STORM LAKE SCH/NORTH #1 BARGLOFF INCREM	110104	110105	202,293
STORM LAKE CITY/STORM LAKE SCH/NORTH #1 BARGLOFF INCREM	110108	110109	259,860
STORM LAKE CITY/STORM LAKE SCH/NORTH #1 BARGLOFF 4 INCREM	110110	110111	464,540
STORM LAKE CITY/STORM LAKE SCH/NORTH #1 BARGLOFF 5 INCREM	110112	110113	1,102,343
STORM LAKE CITY AG/STORM LAKE SCH/NORTH #1 BARGLOFF 6 INCREM	110114	110115	0
STORM LAKE CITY/STORM LAKE SCH/NORTH #1 BARGLOFF INCREMENT	110124	110125	890,090

## Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	510,260	9,452,390	4,030,840	0	0	14,149,280	0	14,149,280
Taxable	0	276,205	8,507,151	3,627,756	0	0	12,510,429	0	12,510,429
Homestead Credits									1

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:** **36,516** **0** **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 224,577  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 1,121  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 225,698**

Rebate Expenditures: 27,779  
 Non-Rebate Expenditures: 229,367  
 Returned to County Treasurer: 0  
**Total Expenditures: 257,146**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:** **5,068** **0** **Amount of 06-30-2023 Cash Balance Restricted for LMI**

## Projects For NORTH #1 BARGLOFF URBAN RENEWAL

### Harvest International Development

Description:	Construction of a New Manufacturing and Office Facility
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

### Pizza Ranch

Description:	Water Lines and Legal Fees for TIF and Development Agreement
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

### Dollar Tree

Description:	Construction of New Retail Strip Mall
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

### Lake Avenue Trail

Description:	N Lake Ave. Infrastructure
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

### HWY 7 Widening

Description:	Highway 7 Widening Project
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For NORTH #1 BARGLOFF URBAN RENEWAL

### Dollar Tree Rebate

Debt/Obligation Type:	Rebates
Principal:	142,069
Interest:	0
Total:	142,069
Annual Appropriation?:	No
Date Incurred:	05/16/2016
FY of Last Payment:	2028

### 2.685M Bargloff TIF Bond

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	2,559,971
Interest:	347,250
Total:	2,907,221
Annual Appropriation?:	No
Date Incurred:	06/01/2019
FY of Last Payment:	2031

### Hwy 7 Widening / Streets (110)

Debt/Obligation Type:	Internal Loans
Principal:	636,930
Interest:	0
Total:	636,930
Annual Appropriation?:	No
Date Incurred:	06/15/2015
FY of Last Payment:	2035

### Bargloff Sewer Infrastructure (610)

Debt/Obligation Type:	Internal Loans
Principal:	41,072
Interest:	0
Total:	41,072
Annual Appropriation?:	No
Date Incurred:	09/20/2010
FY of Last Payment:	2030

### Bargloff Water Infrastructure (600)

Debt/Obligation Type:	Internal Loans
Principal:	362,222
Interest:	0
Total:	362,222
Annual Appropriation?:	No
Date Incurred:	09/20/2010
FY of Last Payment:	2030

### N Lake Trail Infrastructure (110)

Debt/Obligation Type:	Internal Loans
Principal:	14,000
Interest:	0



Total:	14,000
Annual Appropriation?:	No
Date Incurred:	12/01/2013
FY of Last Payment:	2033

## N Lake Trail Infrastructure (010)

Debt/Obligation Type:	Internal Loans
Principal:	199,239
Interest:	0
Total:	199,239
Annual Appropriation?:	No
Date Incurred:	12/01/2013
FY of Last Payment:	2033

## N Lake Trail Infrastructure (121)

Debt/Obligation Type:	Internal Loans
Principal:	158,000
Interest:	0
Total:	158,000
Annual Appropriation?:	No
Date Incurred:	12/01/2013
FY of Last Payment:	2033

## Bargloff Infrastructure/Planning (001)

Debt/Obligation Type:	Internal Loans
Principal:	475,875
Interest:	0
Total:	475,875
Annual Appropriation?:	No
Date Incurred:	12/01/2013
FY of Last Payment:	2033

## Non-Rebates For NORTH #1 BARGLOFF URBAN RENEWAL

TIF Expenditure Amount:	229,367
Tied To Debt:	2.685M Bargloff TIF Bond
Tied To Project:	Harvest International Development

**Rebates For NORTH #1 BARGLOFF URBAN RENEWAL**

**1515 Lake Ave. N**

TIF Expenditure Amount:	27,779
Rebate Paid To:	Storm Lake Development Group. LLC
Tied To Debt:	Dollar Tree Rebate
Tied To Project:	Dollar Tree
Projected Final FY of Rebate:	2028

**Jobs For NORTH #1 BARGLOFF URBAN RENEWAL**

Project:	Dollar Tree
Company Name:	Storm Lake Development Group
Date Agreement Began:	05/16/2016
Date Agreement Ends:	10/01/2028
Number of Jobs Created or Retained:	27
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	1,700,000
Total Estimated Cost of Public Infrastructure:	0

### TIF Taxing District Data Collection

Local Government Name: STORM LAKE (11G091)  
 Urban Renewal Area: NORTH #1 BARGLOFF URBAN RENEWAL (11008)  
 TIF Taxing District Name: STORM LAKE CITY/STORM LAKE SCH/NORTH #1 BARGLOFF INCREM  
 TIF Taxing District Inc. Number: 110102  
 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: 2032

	UR Designation
Slum	No
Blighted	No
Economic Development	08/2010

#### TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	2,070,630	2,419,840	0	0	4,490,470	0	4,490,470
Taxable	0	0	1,863,567	2,177,856	0	0	4,041,423	0	4,041,423
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	34,720	4,041,423	4,041,423	0	0

FY 2023 TIF Revenue Received: 128,598

### TIF Taxing District Data Collection

Local Government Name: STORM LAKE (11G091)  
 Urban Renewal Area: NORTH #1 BARGLOFF URBAN RENEWAL (11008)  
 TIF Taxing District Name: STORM LAKE CITY/STORM LAKE SCH/NORTH #1 BARGLOFF INCREM  
 TIF Taxing District Inc. Number: 110105  
 TIF Taxing District Base Year: 2011  
 FY TIF Revenue First Received: 2014  
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

#### TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	224,770	0	0	0	224,770	0	224,770
Taxable	0	0	202,293	0	0	0	202,293	0	202,293
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	18,383	202,293	202,293	0	0

FY 2023 TIF Revenue Received: 6,651

**TIF Taxing District Data Collection**

Local Government Name:	STORM LAKE (11G091)
Urban Renewal Area:	NORTH #1 BARGLOFF URBAN RENEWAL (11008)
TIF Taxing District Name:	STORM LAKE CITY/STORM LAKE SCH/NORTH #1 BARGLOFF INCREM
TIF Taxing District Inc. Number:	110109
TIF Taxing District Base Year:	2010
FY TIF Revenue First Received:	2014
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

**TIF Taxing District Value by Class - 1/1/2021 for FY 2023**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	343,680	0	0	0	343,680	0	343,680
Taxable	0	0	309,312	0	0	0	309,312	0	309,312
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	83,820	259,860	259,860	0	0

FY 2023 TIF Revenue Received: 8,544

**TIF Taxing District Data Collection**

Local Government Name:	STORM LAKE (11G091)
Urban Renewal Area:	NORTH #1 BARGLOFF URBAN RENEWAL (11008)
TIF Taxing District Name:	STORM LAKE CITY/STORM LAKE SCH/NORTH #1 BARGLOFF 4 INCREM
TIF Taxing District Inc. Number:	110111
TIF Taxing District Base Year:	2012
FY TIF Revenue First Received:	2014
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

**TIF Taxing District Value by Class - 1/1/2021 for FY 2023**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	510,260	4,217,460	1,611,000	0	0	6,494,510	0	6,494,510
Taxable	0	276,205	3,795,714	1,449,900	0	0	5,621,136	0	5,621,136
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	6,029,970	464,540	464,540	0	0

FY 2023 TIF Revenue Received: 15,274

### TIF Taxing District Data Collection

Local Government Name:	STORM LAKE (11G091)
Urban Renewal Area:	NORTH #1 BARGLOFF URBAN RENEWAL (11008)
TIF Taxing District Name:	STORM LAKE CITY/STORM LAKE SCH/NORTH #1 BARGLOFF 5 INCREM
TIF Taxing District Inc. Number:	110113
TIF Taxing District Base Year:	2012
FY TIF Revenue First Received:	2014
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

#### TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,525,360	0	0	0	1,525,360	0	1,525,360
Taxable	0	0	1,372,824	0	0	0	1,372,824	0	1,372,824
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	423,017	1,102,343	1,102,343	0	0

FY 2023 TIF Revenue Received: 36,244

### TIF Taxing District Data Collection

Local Government Name:	STORM LAKE (11G091)
Urban Renewal Area:	NORTH #1 BARGLOFF URBAN RENEWAL (11008)
TIF Taxing District Name:	STORM LAKE CITY AG/STORM LAKE SCH/NORTH #1 BARGLOFF 6 INCREM
TIF Taxing District Inc. Number:	110115
TIF Taxing District Base Year:	2012
FY TIF Revenue First Received:	2014
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

#### TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	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 2023	20,000	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	STORM LAKE (11G091)
Urban Renewal Area:	NORTH #1 BARGLOFF URBAN RENEWAL (11008)
TIF Taxing District Name:	STORM LAKE CITY/STORM LAKE SCH/NORTH #1 BARGLOFF INCREMENT
TIF Taxing District Inc. Number:	110125
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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,070,490	0	0	0	1,070,490	0	1,070,490
Taxable	0	0	963,441	0	0	0	963,441	0	963,441
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	180,400	890,090	890,090	0	0

FY 2023 TIF Revenue Received: 29,266



# ▲ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

## Urban Renewal Area Data Collection

Local Government Name: STORM LAKE (11G091)  
 Urban Renewal Area: #3 LMI HOUSING URBAN RENEWAL  
 UR Area Number: 11009

UR Area Creation Date: 07/2013

UR Area Purpose: Renewal activities are designed to provide opportunities, incentives, and sites for new LMI residential development within the Area.

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
STORM LAKE CITY/STORM LAKE SCH/#3 LMI HOUSING INCREM	110120	110121	601,803

## Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	668,670	0	0	0	668,670	0	668,670
Taxable	0	0	601,803	0	0	0	601,803	0	601,803
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:** 29,771 0 **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 19,406  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 153  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 19,559**

Rebate Expenditures: 16,920  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures: 16,920**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:** 32,410 0 **Amount of 06-30-2023 Cash Balance Restricted for LMI**

## Projects For #3 LMI HOUSING URBAN RENEWAL

### The Reserves

Description:	#3 LMI Housing
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For #3 LMI HOUSING URBAN RENEWAL

### Housing Rebate

Debt/Obligation Type:	Rebates
Principal:	193,833
Interest:	0
Total:	193,833
Annual Appropriation?:	No
Date Incurred:	01/01/2015
FY of Last Payment:	2031

### Water Lines

Debt/Obligation Type:	Internal Loans
Principal:	20,868
Interest:	0
Total:	20,868
Annual Appropriation?:	No
Date Incurred:	07/01/2013
FY of Last Payment:	2033

### Street Lights

Debt/Obligation Type:	Internal Loans
Principal:	81,087
Interest:	0
Total:	81,087
Annual Appropriation?:	No
Date Incurred:	01/01/2013
FY of Last Payment:	2033

### Rain Gardens / Storm Water

Debt/Obligation Type:	Internal Loans
Principal:	5,527
Interest:	0
Total:	5,527
Annual Appropriation?:	No
Date Incurred:	06/15/2015
FY of Last Payment:	2035

## Rebates For #3 LMI HOUSING URBAN RENEWAL

### The Reserves

TIF Expenditure Amount:	16,920
Rebate Paid To:	Storm Lake Affordable Partners
Tied To Debt:	Housing Rebate
Tied To Project:	The Reserves
Projected Final FY of Rebate:	2031

# ▲ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

## TIF Taxing District Data Collection

Local Government Name:	STORM LAKE (11G091)		
Urban Renewal Area:	#3 LMI HOUSING URBAN RENEWAL (11009)		
TIF Taxing District Name:	STORM LAKE CITY/STORM LAKE SCH/#3 LMI HOUSING INCREM		
TIF Taxing District Inc. Number:	110121		
TIF Taxing District Base Year:	2012		
FY TIF Revenue First Received:	2014		
Subject to a Statutory end date?	No		

UR Designation	
Slum	No
Blighted	No
Economic Development	No

## TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	668,670	0	0	0	668,670	0	668,670
Taxable	0	0	601,803	0	0	0	601,803	0	601,803
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	9,920	601,803	601,803	0	0

FY 2023 TIF Revenue Received: 19,406

# ♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

## Urban Renewal Area Data Collection

Local Government Name: STORM LAKE (11G091)  
 Urban Renewal Area: #4 LMI HOUSING URBAN RENEWAL  
 UR Area Number: 11010

UR Area Creation Date: 07/2013

UR Area Purpose: Renewal activities are designed to provide opportunities, incentives, and sites for new LMI residential development within the Area.

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
STORM LAKE CITY/STORM LAKE SCH/#4 LMI HOUSING INCREM	110122	110123	675,000

## Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	750,000	0	0	0	750,000	0	750,000
Taxable	0	0	675,000	0	0	0	675,000	0	675,000
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:** -83,261 0 **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 21,767  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 175  
 Asset Sales & Loan Repayments: 0  
**Total Revenue:** 21,942

Rebate Expenditures: 18,502  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures:** 18,502

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:** -79,821 0 **Amount of 06-30-2023 Cash Balance Restricted for LMI**

## Projects For #4 LMI HOUSING URBAN RENEWAL

### 10th Street Townhomes

Description:	#4 LMI Housing
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For #4 LMI HOUSING URBAN RENEWAL

### Rebate

Debt/Obligation Type:	Rebates
Principal:	297,501
Interest:	0
Total:	297,501
Annual Appropriation?:	Yes
Date Incurred:	01/01/2015
FY of Last Payment:	2031

### Water Infrastructure (601)

Debt/Obligation Type:	Internal Loans
Principal:	50,615
Interest:	0
Total:	50,615
Annual Appropriation?:	No
Date Incurred:	05/19/2015
FY of Last Payment:	2035

### Storm Water Infrastructure (621)

Debt/Obligation Type:	Internal Loans
Principal:	9,660
Interest:	0
Total:	9,660
Annual Appropriation?:	No
Date Incurred:	05/19/2015
FY of Last Payment:	2035



Rebates For #4 LMI HOUSING URBAN RENEWAL

500 West 10th St

TIF Expenditure Amount:	18,502
Rebate Paid To:	10th Street Townhomes LLLP
Tied To Debt:	Rebate
Tied To Project:	10th Street Townhomes
Projected Final FY of Rebate:	2031

TIF Taxing District Data Collection

Local Government Name:	STORM LAKE (11G091)		
Urban Renewal Area:	#4 LMI HOUSING URBAN RENEWAL (11010)		
TIF Taxing District Name:	STORM LAKE CITY/STORM LAKE SCH/#4 LMI HOUSING INCREM		
TIF Taxing District Inc. Number:	110123		
TIF Taxing District Base Year:	2012		
FY TIF Revenue First Received:	2017		
Subject to a Statutory end date?	No		
		UR Designation	
		Slum	No
		Blighted	No
		Economic Development	No

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	750,000	0	0	0	750,000	0	750,000
Taxable	0	0	675,000	0	0	0	675,000	0	675,000
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	9,590	675,000	675,000	0	0

FY 2023 TIF Revenue Received: 21,767

# ◆ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

## Urban Renewal Area Data Collection

Local Government Name: STORM LAKE (11G091)  
 Urban Renewal Area: STORM LAKE CITY/3RD ADDITION URBAN RENEWAL  
 UR Area Number: 11011

UR Area Creation Date: 07/2014

UR Area Purpose: The purpose of the Plan is to stimulate, through public involvement and commitment, private investment in new housing and residential development as defined in Iowa Code Section 403.17(12).

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
STORM LAKE CITY AG/STORM LAKE SCH/3RD ADDITION INCREMENT	110130	110131	0
STORM LAKE CITY/STORM LAKE SCH/3RD ADDITION INCREMENT	110136	110137	96,395

## Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	178,080	0	0	0	0	178,080	0	178,080
Taxable	0	96,395	0	0	0	0	96,395	0	96,395
Homestead Credits									1

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:** 211,059 0 **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 3,109  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 3,109**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 300,027  
 Returned to County Treasurer: 0  
**Total Expenditures: 300,027**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:** -85,859 0 **Amount of 06-30-2023 Cash Balance Restricted for LMI**

## Projects For STORM LAKE CITY/3RD ADDITION URBAN RENEWAL

### 3rd Addition

Description:	Residential Development
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

# Debts/Obligations For STORM LAKE CITY/3RD ADDITION URBAN RENEWAL

## Infrastructure - Water

Debt/Obligation Type:	Internal Loans
Principal:	406,372
Interest:	0
Total:	406,372
Annual Appropriation?:	No
Date Incurred:	07/31/2018
FY of Last Payment:	2038

## Infrastructure - Sewer

Debt/Obligation Type:	Internal Loans
Principal:	406,372
Interest:	0
Total:	406,372
Annual Appropriation?:	No
Date Incurred:	09/20/2018
FY of Last Payment:	2038

## Infrastructure - General Fund

Debt/Obligation Type:	Internal Loans
Principal:	717,986
Interest:	0
Total:	717,986
Annual Appropriation?:	No
Date Incurred:	06/20/2016
FY of Last Payment:	2036

**Non-Rebates For STORM LAKE CITY/3RD ADDITION URBAN RENEWAL**

TIF Expenditure Amount:	300,027
Tied To Debt:	Infrastructure - General Fund
Tied To Project:	3rd Addition

# Income Housing For STORM LAKE CITY/3RD ADDITION URBAN RENEWAL

Amount of FY 2023 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
<hr/>	
Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	0
Grants, credits or other direct assistance to low and moderate income families:	0
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	0
Other low and moderate income housing assistance:	0

### TIF Taxing District Data Collection

Local Government Name: STORM LAKE (11G091)  
 Urban Renewal Area: STORM LAKE CITY/3RD ADDITION URBAN RENEWAL (11011)  
 TIF Taxing District Name: STORM LAKE CITY AG/STORM LAKE SCH/3RD ADDITION INCREMENT  
 TIF Taxing District Inc. Number: 110131  
 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: 2029

UR Designation	
Slum	No
Blighted	No
Economic Development	07/2016

#### TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	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 2023	4,468	0	0	0	0

FY 2023 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: STORM LAKE (11G091)  
 Urban Renewal Area: STORM LAKE CITY/3RD ADDITION URBAN RENEWAL (11011)  
 TIF Taxing District Name: STORM LAKE CITY/STORM LAKE SCH/3RD ADDITION INCREMENT  
 TIF Taxing District Inc. Number: 110137  
 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: 2037

UR Designation	
Slum	No
Blighted	No
Economic Development	07/2016

#### TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	178,080	0	0	0	0	178,080	0	178,080
Taxable	0	96,395	0	0	0	0	96,395	0	96,395
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	224	96,395	96,395	0	0

FY 2023 TIF Revenue Received: 3,109