

Annual Urban Renewal Report, Fiscal Year 2022 - 2023

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: 2,077,968

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: 22,120 0 Amount of 07-01-2022 Cash Balance Restricted for LMI

TIF Revenue: 652,683
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims 804
 Asset Sales & Loan Repayments: 0
Total Revenue: 653,487

Rebate Expenditures: 172,683
 Non-Rebate Expenditures: 480,000
 Returned to County Treasurer: 0
Total Expenditures: 652,683

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: 22,924 0 Amount of 06-30-2023 Cash Balance Restricted for LMI

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 1,402,361

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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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	299,510	0	0	0	0	0	299,510	0	299,510
Taxable	266,687	0	0	0	0	0	266,687	0	266,687
Homestead Credits									0

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

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

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	0

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 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

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

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

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	<table><tr><th colspan="2">UR Designation</th></tr><tr><td>Slum</td><td>No</td></tr><tr><td>Blighted</td><td>No</td></tr><tr><td>Economic Development</td><td>No</td></tr></table>		UR Designation		Slum	No	Blighted	No	Economic Development	No
UR Designation											
Slum	No										
Blighted	No										
Economic Development	No										
FY TIF Revenue First Received:	2010										
Subject to a Statutory end date?	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	299,510	0	0	0	0	0	299,510	0	299,510
Taxable	266,687	0	0	0	0	0	266,687	0	266,687
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	198,892	100,618	0	100,618	2,179

FY 2023 TIF Revenue Received: 0

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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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	139,690	0	5,409,728	0	0	0	5,549,418	0	5,549,418
Taxable	124,382	0	4,868,755	0	0	0	4,993,137	0	4,993,137
Homestead Credits									0

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

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

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	0

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 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

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Bond/loan was retired in FY2019. The URA was not used this fiscal year.

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

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:	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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	32,130	0	4,087,978	0	0	0	4,120,108	0	4,120,108
Taxable	28,609	0	3,679,180	0	0	0	3,707,789	0	3,707,789
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	2,029,160	2,090,948	0	2,090,948	45,275

FY 2023 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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	15,870	0	0	0	0	0	15,870	0	15,870
Taxable	14,131	0	0	0	0	0	14,131	0	14,131
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	13,809	2,061	0	2,061	45

FY 2023 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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	91,690	0	1,321,750	0	0	0	1,413,440	0	1,413,440
Taxable	81,642	0	1,189,575	0	0	0	1,271,217	0	1,271,217
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	705,168	708,272	0	708,272	15,481

FY 2023 TIF Revenue Received: 0

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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	30,181,212

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	42,500	0	0	33,497,380	0	0	33,539,880	0	33,539,880
Taxable	37,844	0	0	30,147,642	0	0	30,185,486	0	30,185,486
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: 22,120 0 **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 652,683
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims 804
 Asset Sales & Loan Repayments: 0
Total Revenue: 653,487

Rebate Expenditures: 172,683
 Non-Rebate Expenditures: 480,000
 Returned to County Treasurer: 0
Total Expenditures: 652,683

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: 22,924 0 **Amount of 06-30-2023 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:	1,642,000
Interest:	87,075
Total:	1,729,075
Annual Appropriation?:	No
Date Incurred:	09/12/2017
FY of Last Payment:	2026

Elite Octane Roadway

Debt/Obligation Type:	Internal Loans
Principal:	348,893
Interest:	0
Total:	348,893
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:	172,683
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

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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:	0
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	4,800	0	0	0	0	0	4,800	0	4,800
Taxable	4,274	0	0	0	0	0	4,274	0	4,274
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	4,520	280	0	280	6

FY 2023 TIF Revenue Received: 0

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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	37,700	0	0	33,497,380	0	0	33,535,080	0	33,535,080
Taxable	33,570	0	0	30,147,642	0	0	30,181,212	0	30,181,212
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	1,532,660	30,181,212	30,181,212	0	0

FY 2023 TIF Revenue Received: 652,683