

# Annual Urban Renewal Report, Fiscal Year 2022 - 2023

## Levy Authority Summary

Local Government Name: CHEROKEE COUNTY  
 Local Government Number: 18

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
CHEROKEE COUNTY LSCP URBAN RENEWAL	18013	1
CHEROKEE COUNTY SAND SEED SERVICE URBAN RENEWAL	18016	1

**TIF Debt Outstanding: 704,562**

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:</b>	<b>611,770</b>	<b>0</b>	<b>Amount of 07-01-2022 Cash Balance Restricted for LMI</b>
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TIF Revenue:	92,792	
TIF Sp. Revenue Fund Interest:	0	
Property Tax Replacement Claims	0	
Asset Sales & Loan Repayments:	0	
<b>Total Revenue:</b>	<b>92,792</b>	

Rebate Expenditures:	24,712	
Non-Rebate Expenditures:	93,009	
Returned to County Treasurer:	0	
<b>Total Expenditures:</b>	<b>117,721</b>	

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:</b>	<b>586,841</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: 0**

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

## Urban Renewal Area Data Collection

Local Government Name: CHEROKEE COUNTY (18)  
 Urban Renewal Area: CHEROKEE COUNTY LSCP URBAN RENEWAL  
 UR Area Number: 18013

UR Area Creation Date: 12/2003

UR Area Purpose: Development of an ethanol plant  
 and subsequent expansion of the  
 facility

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
AMHERST TWP/MARCUS-MERIDEN-CLEGHORN SCH/LSCP-COUNTY UR TIF INCREM	180118	180119	4,008,129

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	47,960	0	0	19,817,010	0	0	19,864,970	0	19,864,970
Taxable	42,705	0	0	17,835,309	0	0	17,878,014	0	17,878,014
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:** **611,770** **0** **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 68,080  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 68,080**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 93,009  
 Returned to County Treasurer: 0  
**Total Expenditures: 93,009**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:** **586,841** **0** **Amount of 06-30-2023 Cash Balance Restricted for LMI**

Projects For CHEROKEE COUNTY LSCP URBAN RENEWAL

Little Sioux UR Road Projects

Description:	Roadway improvements in the Little Sioux UR Area
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For CHEROKEE COUNTY LSCP URBAN RENEWAL

Little Sioux UR Road Project Fund

Debt/Obligation Type:	Rebates
Principal:	679,850
Interest:	0
Total:	679,850
Annual Appropriation?:	Yes
Date Incurred:	11/24/2015
FY of Last Payment:	2024

**Non-Rebates For CHEROKEE COUNTY LSCP URBAN RENEWAL**

TIF Expenditure Amount:	93,009
Tied To Debt:	Little Sioux UR Road Project Fund
Tied To Project:	Little Sioux UR Road Projects

Rebates For CHEROKEE COUNTY LSCP URBAN RENEWAL

parcel #0502200005, 0502200007, 0502200008, 0502200010

TIF Expenditure Amount:	0
Rebate Paid To:	Little Sioux UR Road Project Fund
Tied To Debt:	Little Sioux UR Road Project Fund
Tied To Project:	Little Sioux UR Road Projects
Projected Final FY of Rebate:	2024

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

Cash Fund Balance is designated for road projects per Development Agreement

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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:	CHEROKEE COUNTY (18)
Urban Renewal Area:	CHEROKEE COUNTY LSCP URBAN RENEWAL (18013)
TIF Taxing District Name:	AMHERST TWP/MARCUS-MERIDEN-CLEGHORN SCH/LSCP-COUNTY UR TIF INCREM
TIF Taxing District Inc. Number:	180119
TIF Taxing District Base Year:	2000
FY TIF Revenue First Received:	2005
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2024

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2003

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	47,960	0	0	19,817,010	0	0	19,864,970	0	19,864,970
Taxable	42,705	0	0	17,835,309	0	0	17,878,014	0	17,878,014
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	48,962	17,878,014	4,008,129	13,869,885	232,290

FY 2023 TIF Revenue Received: 68,080



## Urban Renewal Area Data Collection

Local Government Name: CHEROKEE COUNTY (18)  
 Urban Renewal Area: CHEROKEE COUNTY SAND SEED SERVICE URBAN RENEWAL  
 UR Area Number: 18016

UR Area Creation Date: 11/2011

UR Area Purpose: The Sand Seed Project will add diversity and generate new opportunities for the Cherokee County economy by generating public gains and benefits, particularly in the creation and retention of jobs in comparison to the amount of property tax incentives.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MARCUS TWP/MARCUS-MERIDEN-CLEGHORN SCH/SAND SEED-COUNTY UR TIF INCREM	180124	180125	1,530,719

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	8,950	0	1,628,740	2,944,760	0	0	4,582,450	0	4,582,450
Taxable	7,969	0	1,465,866	2,650,284	0	0	4,124,119	0	4,124,119
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: 24,712  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 24,712**

Rebate Expenditures: 24,712  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures: 24,712**

**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 CHEROKEE COUNTY SAND SEED SERVICE URBAN RENEWAL

### Sand Seed UR

Description:	Sand Seed expansion of storage facilities
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For CHEROKEE COUNTY SAND SEED SERVICE URBAN RENEWAL

### Sand Seed UR

Debt/Obligation Type:	Rebates
Principal:	24,712
Interest:	0
Total:	24,712
Annual Appropriation?:	Yes
Date Incurred:	11/11/2011
FY of Last Payment:	2023

# Rebates For CHEROKEE COUNTY SAND SEED SERVICE URBAN RENEWAL

parcel #0134301004

TIF Expenditure Amount:	24,712
Rebate Paid To:	Sand Seed Service
Tied To Debt:	Sand Seed UR
Tied To Project:	Sand Seed UR
Projected Final FY of Rebate:	2023

TIF Taxing District Data Collection

Local Government Name:	CHEROKEE COUNTY (18)
Urban Renewal Area:	CHEROKEE COUNTY SAND SEED SERVICE URBAN RENEWAL (18016)
TIF Taxing District Name:	MARCUS TWP/MARCUS-MERIDEN-CLEGHORN SCH/SAND SEED-COUNTY UR
TIF INCREM	
TIF Taxing District Inc. Number:	180125
TIF Taxing District Base Year:	2011
FY TIF Revenue First Received:	2014
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District	
statutorily ends:	2023

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2001

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	8,950	0	1,628,740	2,944,760	0	0	4,582,450	0	4,582,450
Taxable	7,969	0	1,465,866	2,650,284	0	0	4,124,119	0	4,124,119
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	2,314,615	2,267,835	1,530,719	737,116	12,345

FY 2023 TIF Revenue Received: 24,712