

Annual Urban Renewal Report, Fiscal Year 2022 - 2023

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: 493,519

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: 127,970 0 Amount of 07-01-2022 Cash Balance Restricted for LMI

TIF Revenue:	77,795	
TIF Sp. Revenue Fund Interest:	0	
Property Tax Replacement Claims	0	
Asset Sales & Loan Repayments:	0	
Total Revenue:	77,795	
Rebate Expenditures:	92,055	
Non-Rebate Expenditures:	0	
Returned to County Treasurer:	0	
Total Expenditures:	92,055	

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: 113,710 0 Amount of 06-30-2023 Cash Balance Restricted for LMI

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 287,754

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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	2,003,879
ELKADER CITY AG/CENTRAL SCH/INDUSTRIAL PARK TIF INCREM	220104	220121	0
ELKADER CITY/CENTRAL SCHOOL/ASSISTED LIVING CENTER TIF INCREM	220126	220127	317,742
ELKADER CITY AG/CENTRAL SCHOOL/ASSISTED LIVING CENTER TIF INCREM	220136	220137	1,160

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	34,679	0	2,107,710	8,276,045	0	0	12,724,817	0	12,724,817
Taxable	30,879	0	1,896,940	7,448,442	0	0	10,846,579	0	10,846,579
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: **127,970** **0** **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 77,795
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 77,795

Rebate Expenditures: 92,055
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 92,055

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: **113,710** **0** **Amount of 06-30-2023 Cash Balance Restricted for LMI**

Projects For ELKADER COMBINED URBAN RENEWAL

Mobile Track Solutions Developers Agreement

Description:	payments to Mobile Track Solutions for new facility
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

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

Mobile Track Solutions rebate

Debt/Obligation Type:	Rebates
Principal:	148,458
Interest:	0
Total:	148,458
Annual Appropriation?:	Yes
Date Incurred:	07/14/2008
FY of Last Payment:	2023

Camp Clean

Debt/Obligation Type:	Rebates
Principal:	33,578
Interest:	0
Total:	33,578
Annual Appropriation?:	Yes
Date Incurred:	01/12/2017
FY of Last Payment:	2027

Moyna Holdings Inc.

Debt/Obligation Type:	Rebates
Principal:	225,805
Interest:	0
Total:	225,805
Annual Appropriation?:	Yes
Date Incurred:	11/26/2018
FY of Last Payment:	2028

Farm Roots Properities

Debt/Obligation Type:	Rebates
Principal:	85,678
Interest:	0
Total:	85,678
Annual Appropriation?:	Yes
Date Incurred:	09/25/2017
FY of Last Payment:	2027

Rebates For ELKADER COMBINED URBAN RENEWAL

Mobile Track Solution

TIF Expenditure Amount:	48,719
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:	1,977
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:	36,444
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:	4,915
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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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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	2,055,721	8,276,045	0	0	10,389,425	0	10,389,425
Taxable	0	0	1,850,150	7,448,442	0	0	9,335,350	0	9,335,350
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	871,179	9,335,350	2,003,879	7,331,471	245,596

FY 2023 TIF Revenue Received: 67,128

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 - 1/1/2021 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	0	0	0	0	0

FY 2023 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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	51,989	0	0	0	2,300,713	0	2,300,713
Taxable	0	0	46,790	0	0	0	1,480,350	0	1,480,350
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	790,710	1,480,350	317,742	1,162,608	38,946

FY 2023 TIF Revenue Received: 10,667

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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	34,679	0	0	0	0	0	34,679	0	34,679
Taxable	30,879	0	0	0	0	0	30,879	0	30,879
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	29,086	5,593	1,160	4,433	88

FY 2023 TIF Revenue Received: 0