

Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Levy Authority Summary

Local Government Name: DALLAS COUNTY  
Local Government Number: 25

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
DALLAS COUNTY TYSON URBAN RENEWAL AREA	25041	1

TIF Debt Outstanding: 56,882

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:	56,882
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	56,882
Rebate Expenditures:	56,882
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	56,882

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

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 0

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## Urban Renewal Area Data Collection

Local Government Name: DALLAS COUNTY (25)  
 Urban Renewal Area: DALLAS COUNTY TYSON URBAN RENEWAL AREA  
 UR Area Number: 25041

UR Area Creation Date: 03/2019

UR Area Purpose: UR Area created to establish a TIF district which will be used to facilitate and incentive arrangement with Tyson Fresh Foods. Tyson Foods will improve their existing facility in Perry, Iowa by adding a high capacity chiller to the facility.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
SPRING VALLEY TWP/PERRY SCH/DC-TYSON URA 25041/19 TIF ORD 61 INCREMENT	250613	250614	2,765,231

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	6,890	0	0	8,915,340	0	0	8,922,230	0	8,922,230
Taxable	6,135	0	0	8,023,806	0	0	8,029,941	0	8,029,941
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: 56,882  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 56,882**

Rebate Expenditures: 56,882  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures: 56,882**

**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 DALLAS COUNTY TYSON URBAN RENEWAL AREA

### Tyson Meats LLC

Description:	Plant improvements - chillers
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

# Debts/Obligations For DALLAS COUNTY TYSON URBAN RENEWAL AREA

## Dallas County Tyson URA

Debt/Obligation Type:	Rebates
Principal:	56,882
Interest:	0
Total:	56,882
Annual Appropriation?:	No
Date Incurred:	04/02/2019
FY of Last Payment:	2027

**Rebates For DALLAS COUNTY TYSON URBAN RENEWAL AREA**

**Tyson Plant in Perry Iowa**

TIF Expenditure Amount:	56,882
Rebate Paid To:	Tyson
Tied To Debt:	Dallas County Tyson URA
Tied To Project:	Tyson Meats LLC
Projected Final FY of Rebate:	2027

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First collections to be in FY23. First payment to be made to Tyson on 6/1/2023 and will continue through 6/1/2027 or until \$574,000 in rebates have been made, whichever comes first.

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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:	DALLAS COUNTY (25)
Urban Renewal Area:	DALLAS COUNTY TYSON URBAN RENEWAL AREA (25041)
TIF Taxing District Name:	SPRING VALLEY TWP/PERRY SCH/DC-TYSON URA 25041/19 TIF ORD 61 INCREMENT
TIF Taxing District Inc. Number:	250614
TIF Taxing District Base Year:	2018
FY TIF Revenue First Received:	2022
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	6,890	0	0	8,915,340	0	0	8,922,230	0	8,922,230
Taxable	6,135	0	0	8,023,806	0	0	8,029,941	0	8,029,941
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	5,235,280	3,686,950	2,765,231	921,719	18,960

FY 2023 TIF Revenue Received: 56,882