

Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Levy Authority Summary

Local Government Name: MAHASKA COUNTY
Local Government Number: 62

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
MAHASKA COUNTY NW URBAN RENEWAL	62002	1
MAHASKA COUNTY WIND TURBINE URBAN RENEWAL	62003	3

TIF Debt Outstanding: 10,535,243

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:		Amount of 07-01-2022 Cash Balance Restricted for LMI	
	208,193	0	
TIF Revenue:	716,839		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	60,148		
Asset Sales & Loan Repayments:	0		
Total Revenue:	776,987		
Rebate Expenditures:	46,001		
Non-Rebate Expenditures:	651,963		
Returned to County Treasurer:	0		
Total Expenditures:	697,964		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:		Amount of 06-30-2023 Cash Balance Restricted for LMI	
	287,216	0	

Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance: 9,550,063

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Urban Renewal Area Data Collection

Local Government Name: MAHASKA COUNTY (62)
 Urban Renewal Area: MAHASKA COUNTY NW URBAN RENEWAL
 UR Area Number: 62002

UR Area Creation Date: 06/2015

UR Area Purpose: Pure rebate Creation of private development for Welders Shield LLC and Co-Line Welding Inc within the Urban Renewal boundaries

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
RICHLAND TWP/LYNNVILLE-SULLY SCH/SULLY FIRE/NW URBAN RENEWAL AREA TIF INCREMENT	620091	620092	2,043,190

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	457,700	132,070	0	5,714,760	0	0	6,304,530	0	6,304,530
Taxable	407,541	71,490	0	5,143,284	0	0	5,622,315	0	5,622,315
Homestead Credits									1

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: 16 0 **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 44,703
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 1,306
 Asset Sales & Loan Repayments: 0
Total Revenue: 46,009

Rebate Expenditures: 46,001
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 46,001

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: 24 0 **Amount of 06-30-2023 Cash Balance Restricted for LMI**

Projects For MAHASKA COUNTY NW URBAN RENEWAL

NW Urban Renewal

Description:	Rebate for business
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For MAHASKA COUNTY NW URBAN RENEWAL

Developer rebate

Debt/Obligation Type:	Rebates
Principal:	885,595
Interest:	0
Total:	885,595
Annual Appropriation?:	No
Date Incurred:	12/01/2018
FY of Last Payment:	2034

Rebates For MAHASKA COUNTY NW URBAN RENEWAL

1041 Cordova Ave

TIF Expenditure Amount:	46,001
Rebate Paid To:	The Welder's Shield
Tied To Debt:	Developer rebate
Tied To Project:	NW Urban Renewal
Projected Final FY of Rebate:	2034

Jobs For MAHASKA COUNTY NW URBAN RENEWAL

Project:	NW Urban Renewal
Company Name:	Co-Line Welding
Date Agreement Began:	09/08/2015
Date Agreement Ends:	06/01/2034
Number of Jobs Created or Retained:	15
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	3,420,000
Total Estimated Cost of Public Infrastructure:	0

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

TIF Taxing District Data Collection

Local Government Name:	MAHASKA COUNTY (62)
Urban Renewal Area:	MAHASKA COUNTY NW URBAN RENEWAL (62002)
TIF Taxing District Name:	RICHLAND TWP/LYNNVILLE-SULLY SCH/SULLY FIRE/NW URBAN RENEWAL
AREA TIF INCREMENT	
TIF Taxing District Inc. Number:	620092
TIF Taxing District Base Year:	2016
FY TIF Revenue First Received:	2019
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2015

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	457,700	132,070	0	5,714,760	0	0	6,304,530	0	6,304,530
Taxable	407,541	71,490	0	5,143,284	0	0	5,622,315	0	5,622,315
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	4,261,340	2,043,190	2,043,190	0	0

FY 2023 TIF Revenue Received: 44,703

Urban Renewal Area Data Collection

Local Government Name: MAHASKA COUNTY (62)
 Urban Renewal Area: MAHASKA COUNTY WIND TURBINE URBAN RENEWAL
 UR Area Number: 62003

UR Area Creation Date: 09/2018

UR Area Purpose: The primary goal is the plan is to stimulate, through public involvement and commitment, private investment in new industrial/commercial development by the use of incremental property tax revenue produced from wind turbine properties to improve county road

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
PRAIRIETWP/NMAHASKASCH/NSFIRE/WINDTURBINETIFINCREMENT	620093	620094	25,459,795
MADISONTWP/NMAHASKASCH/NSFIRE/WINDTURBINETIFINCREMENT	620095	620096	2,349,168
ADAMSTWP/NMAHASKASCH/NSFIRE/WINDTURBINETIFINCREMENT	620097	620098	4,306,808

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	0	35,684,183	0	0	35,684,183	0	35,684,183
Taxable	0	0	0	32,115,771	0	0	32,115,771	0	32,115,771
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: 208,177 0 **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 672,136
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims 58,842
 Asset Sales & Loan Repayments: 0
Total Revenue: 730,978

Rebate Expenditures: 0
 Non-Rebate Expenditures: 651,963
 Returned to County Treasurer: 0
Total Expenditures: 651,963

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: 287,192 0 **Amount of 06-30-2023 Cash Balance Restricted for LMI**

Projects For MAHASKA COUNTY WIND TURBINE URBAN RENEWAL

Prairie Wind Urban Renewal

Description:	Economic Development
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For MAHASKA COUNTY WIND TURBINE URBAN RENEWAL

General Obligation Urban Renewal Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	8,785,000
Interest:	864,648
Total:	9,649,648
Annual Appropriation?:	No
Date Incurred:	11/30/2020
FY of Last Payment:	2033

Non-Rebates For MAHASKA COUNTY WIND TURBINE URBAN RENEWAL

TIF Expenditure Amount:	651,963
Tied To Debt:	General Obligation Urban Renewal Bonds
Tied To Project:	Prairie Wind Urban Renewal

TIF Taxing District Data Collection

Local Government Name: MAHASKA COUNTY (62)
 Urban Renewal Area: MAHASKA COUNTY WIND TURBINE URBAN RENEWAL (62003)
 TIF Taxing District Name: PRAIRIETWP/NMAHASKASCH/NSFIRE/WINDTURBINETIFINCREMENT
 TIF Taxing District Inc. Number: 620094
 TIF Taxing District Base Year: 2018
 FY TIF Revenue First Received: 2019
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2040

	UR Designation
Slum	No
Blighted	No
Economic Development	09/2018

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	28,288,656	0	0	28,288,656	0	28,288,656
Taxable	0	0	0	25,459,795	0	0	25,459,795	0	25,459,795
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	0	25,459,795	25,459,795	0	0

FY 2023 TIF Revenue Received: 532,807

TIF Taxing District Data Collection

Local Government Name: MAHASKA COUNTY (62)
 Urban Renewal Area: MAHASKA COUNTY WIND TURBINE URBAN RENEWAL (62003)
 TIF Taxing District Name: MADISONTWP/NMAHASKASCH/NSFIRE/WINDTURBINETIFINCREMENT
 TIF Taxing District Inc. Number: 620096
 TIF Taxing District Base Year: 2018
 FY TIF Revenue First Received: 2019
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2040

	UR Designation
Slum	No
Blighted	No
Economic Development	09/2018

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	2,610,186	0	0	2,610,186	0	2,610,186
Taxable	0	0	0	2,349,168	0	0	2,349,168	0	2,349,168
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	0	2,349,168	2,349,168	0	0

FY 2023 TIF Revenue Received: 49,192

TIF Taxing District Data Collection

Local Government Name: MAHASKA COUNTY (62)
 Urban Renewal Area: MAHASKA COUNTY WIND TURBINE URBAN RENEWAL (62003)
 TIF Taxing District Name: ADAMSTWP/NMAHASKASCH/NSFIRE/WINDTURBINETIFINCREMENT
 TIF Taxing District Inc. Number: 620098
 TIF Taxing District Base Year: 2018
 FY TIF Revenue First Received: 2019
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2040

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2018

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	4,785,341	0	0	4,785,341	0	4,785,341
Taxable	0	0	0	4,306,808	0	0	4,306,808	0	4,306,808
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	0	4,306,808	4,306,808	0	0

FY 2023 TIF Revenue Received: 90,137