

# Annual Urban Renewal Report, Fiscal Year 2022 - 2023

## Levy Authority Summary

Local Government Name: OSCEOLA COUNTY  
Local Government Number: 72

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
OSCEOLA COUNTY OTTER CREEK URBAN RENEWAL	72002	11
OSCEOLA COUNTY COOP ENERGY URBAN RENEWAL	72003	1
OSCEOLA COUNTY OCHEYEDAN SUPPORT PROGRAM URBAN RENEWAL	72004	3
OSCEOLA COUNTY HARRIS AREA 7 URBAN RENEWAL	72005	2
OSCEOLA COUNTY 2017 CFE MILL URBAN RENEWAL AREA	72006	1

**TIF Debt Outstanding:** 7,286,240

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:</b>	<b>331,084</b>	<b>0</b>	<b>Amount of 07-01-2022 Cash Balance Restricted for LMI</b>
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TIF Revenue:	544,949
TIF Sp. Revenue Fund Interest:	3,469
Property Tax Replacement Claims	1,944
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>550,362</b>

Rebate Expenditures:	45,279
Non-Rebate Expenditures:	519,518
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>564,797</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:</b>	<b>316,649</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:** 6,404,794

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

## Urban Renewal Area Data Collection

Local Government Name: OSCEOLA COUNTY (72)  
 Urban Renewal Area: OSCEOLA COUNTY OTTER CREEK URBAN RENEWAL  
 UR Area Number: 72002

UR Area Creation Date: 07/2003

UR Area Purpose: To revitalize and improve the county by encouraging new agri-based economic development and provide vital and competitive jobs through necessary infrastructure and improvements to the area.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
GILMAN TWP/SHELDON SCH/OSCEOLA CO OTTER CREEK UR INCREMENT	720055	720056	2,102,633
HOLMAN TWP/SIBLEY OCHEYE SCH/OTTER CREEK 2013 AMD 1/ KIRK GRAU ADDN INCREMENT	720061	720062	22,966
OCHEYEDAN TWP/SIBLEY OCHEYE SCH/OTTER CREEK 2013 AMD 2/CEA INCREMENT	720063	720064	196,486
OCHEYEDAN CITY/SIBLEY OCHEYE SCH/OTTER CREEK 2013 AMD 3/CEA INCREMENT	720065	720066	259,322
WILSON TWP/SIBLEY OCHEYE SCH/OTTER CREEK 2013 AMD 4/ENTERPRISE PARK INCREMENT	720067	720068	81,058
HOLMAN TWP/SIBLEY OCHEYE SCH/OTTER CREEK 2013 AMD 5/NW EQUIPMENT INCREMENT	720069	720070	1,670,486
HOLMAN TWP/SIBLEY OCHEYE SCH/OTTER CREEK 2013 AMD 6/BOSMA POULTRY INCREMENT	720071	720072	1,154,726
HOLMAN TWP/SIBLEY OCHEYE SCH/OTTER CREEK 2015 AMD 7/JRJ HOSPITALITY INCREMENT	720083	720084	1,556,132
HOLMAN TWP/SIBLEY-OCHEYE SCH/OTTER CREEK 2017 AMD 9/LANGSTRAAT AUTOWORKS INCREMENT	720085	720086	353,475
HOLMAN TWP/SIBLEY OCHEYE SCH/OTTER CREEK 2018 AMD 10/LONNEMAN INCREMENT	720087	720088	154,823
WILSON TWP/SIBLEY OCHEYE SCH/SUNSET SEMI RETREAT/ 2020 AMENDMENT TIF INCREMENT	720091	720092	337,500

## 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	16,809,656	16,376,870	0	0	33,186,526	0	33,186,526
Taxable	0	0	15,128,693	14,739,183	0	0	29,867,876	0	29,867,876
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:** **328,430** **0** **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 157,789  
 TIF Sp. Revenue Fund Interest: 3,243  
 Property Tax Replacement Claims: 298  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 161,330**

Rebate Expenditures: 45,279  
 Non-Rebate Expenditures: 143,164  
 Returned to County Treasurer: 0  
**Total Expenditures: 188,443**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:** **301,317** **0** **Amount of 06-30-2023 Cash Balance Restricted for LMI**

## Projects For OSCEOLA COUNTY OTTER CREEK URBAN RENEWAL

### Otter Creek Ethanol Project

Description:	Development of Land & Buildings
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

### Northwest Equipment Project (Green & Yellow)

Description:	Development of Land & Buildings
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

### Ocheyedan Coop Elevator

Description:	New Fertilizer & Chemical Warehouse
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

### Enterprise Park Project

Description:	Construction of Street Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Kirk Grau Addn. (Green & Yellow)

Description:	Development of Land & Buildings
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

### Bosma Poultry Project

Description:	Development of Land & Buildings
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

### Northwest Equipment Project (Green & Yellow)

Description:	Rebate
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

### DAK Landholdings (fka Bosma)

Description:	Rebate
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

**KJSJ, LLC (JRJ Hospitality)**

Description:	Rebate
Classification:	Commercial - hotels and conference centers
Physically Complete:	Yes
Payments Complete:	No

**Langstraat Autoworks**

Description:	Rebate
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

**General Basic - Sunset Semi Retreat**

Description:	County Grant Reimbursement
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

**Lonneman Seed Inc/Dan Lonneman**

Description:	Rebate
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

**General Basic - MBN Brothers, LLC**

Description:	County Grant Reimbursement
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For OSCEOLA COUNTY OTTER CREEK URBAN RENEWAL

### Green & Yellow (NW Equip)

Debt/Obligation Type:	Rebates
Principal:	121,716
Interest:	0
Total:	121,716
Annual Appropriation?:	No
Date Incurred:	11/26/2013
FY of Last Payment:	2025

### DAK Landholdings (fka Bosma Poultry)

Debt/Obligation Type:	Rebates
Principal:	59,973
Interest:	0
Total:	59,973
Annual Appropriation?:	No
Date Incurred:	11/26/2013
FY of Last Payment:	2025

### KJSJ, LLC (fka JRJ Hospitality)

Debt/Obligation Type:	Rebates
Principal:	629,713
Interest:	0
Total:	629,713
Annual Appropriation?:	No
Date Incurred:	11/29/2016
FY of Last Payment:	2037

### Langstraat Autoworks

Debt/Obligation Type:	Rebates
Principal:	31,555
Interest:	0
Total:	31,555
Annual Appropriation?:	No
Date Incurred:	11/27/2018
FY of Last Payment:	2029

### General Obligation Bond 2019

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	525,000
Interest:	29,000
Total:	554,000
Annual Appropriation?:	No
Date Incurred:	11/26/2019
FY of Last Payment:	2026

### Dan Lonneman/Lonneman Seed

Debt/Obligation Type:	Rebates
Principal:	15,033

Interest:	0
Total:	15,033
Annual Appropriation?:	No
Date Incurred:	11/26/2019
FY of Last Payment:	2030

## General Basic - Sunset Semi Retreat

Debt/Obligation Type:	Internal Loans
Principal:	30,240
Interest:	0
Total:	30,240
Annual Appropriation?:	No
Date Incurred:	11/24/2020
FY of Last Payment:	2026

## General Basic - MBN Brothers, LLC

Debt/Obligation Type:	Internal Loans
Principal:	152,370
Interest:	0
Total:	152,370
Annual Appropriation?:	No
Date Incurred:	11/01/2023
FY of Last Payment:	2030

## Non-Rebates For OSCEOLA COUNTY OTTER CREEK URBAN RENEWAL

TIF Expenditure Amount:	136,500
Tied To Debt:	General Obligation Bond 2019
Tied To Project:	Otter Creek Ethanol Project

TIF Expenditure Amount:	6,664
Tied To Debt:	General Basic - Sunset Semi Retreat
Tied To Project:	General Basic - Sunset Semi Retreat

TIF Expenditure Amount:	0
Tied To Debt:	General Basic - MBN Brothers, LLC
Tied To Project:	General Basic - MBN Brothers, LLC

## Rebates For OSCEOLA COUNTY OTTER CREEK URBAN RENEWAL

### 1712 Deere Drive

TIF Expenditure Amount:	1,272
Rebate Paid To:	Green & Yellow (NW Equip)
Tied To Debt:	Green & Yellow (NW Equip)
Tied To Project:	Northwest Equipment Project (Green & Yellow)
Projected Final FY of Rebate:	2025

### 5403 Ag Street

TIF Expenditure Amount:	10,766
Rebate Paid To:	DAK Landholdings (fka Bosma Poultry)
Tied To Debt:	DAK Landholdings (fka Bosma Poultry)
Tied To Project:	Bosma Poultry Project
Projected Final FY of Rebate:	2025

### 1726 Pierce Avenue

TIF Expenditure Amount:	29,531
Rebate Paid To:	JRJ Hospitality
Tied To Debt:	KJSJ, LLC (fka JRJ Hospitality)
Tied To Project:	KJSJ, LLC (JRJ Hospitality)
Projected Final FY of Rebate:	2037

### 5411 Ag St

TIF Expenditure Amount:	2,782
Rebate Paid To:	Langstraat Autoworks
Tied To Debt:	Langstraat Autoworks
Tied To Project:	Langstraat Autoworks
Projected Final FY of Rebate:	2029

### 5415 Ag St

TIF Expenditure Amount:	928
Rebate Paid To:	Lonneman Seed Inc
Tied To Debt:	Dan Lonneman/Lonneman Seed
Tied To Project:	Lonneman Seed Inc/Dan Lonneman
Projected Final FY of Rebate:	2031



## Jobs For OSCEOLA COUNTY OTTER CREEK URBAN RENEWAL

Project:	Bosma Poultry Project
Company Name:	DAK Landholdings LLC
Date Agreement Began:	12/05/2013
Date Agreement Ends:	06/01/2024
Number of Jobs Created or Retained:	24
Total Annual Wages of Required Jobs:	1,749,890
Total Estimated Private Capital Investment:	1,113,176
Total Estimated Cost of Public Infrastructure:	0

Project:	Langstraat Autoworks
Company Name:	Langstraat Autoworks
Date Agreement Began:	01/10/2018
Date Agreement Ends:	06/01/2029
Number of Jobs Created or Retained:	5
Total Annual Wages of Required Jobs:	73,202
Total Estimated Private Capital Investment:	300,000
Total Estimated Cost of Public Infrastructure:	0

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50% Rebates for 10 yrs = Green & Yellow, Bosma Poultry, Lonneman and Langstraat;  
JRJ = 100% taxes pd for 20 years  
2021 - G&Y sold so only a % of the 50% is rebated for the remaining of the 10yr  
term; see agreement dated 08.10.21;jobs no longer stipulati

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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:	OSCEOLA COUNTY (72)
Urban Renewal Area:	OSCEOLA COUNTY OTTER CREEK URBAN RENEWAL (72002)
TIF Taxing District Name:	GILMAN TWP/SHELDON SCH/OSCEOLA CO OTTER CREEK UR INCREMENT
TIF Taxing District Inc. Number:	720056
TIF Taxing District Base Year:	2003
FY TIF Revenue First Received:	2008
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2027

	UR Designation
Slum	No
Blighted	No
Economic Development	06/2004

### 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	15,982,570	0	0	15,982,570	0	15,982,570
Taxable	0	0	0	14,384,313	0	0	14,384,313	0	14,384,313
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	75,145	14,384,313	2,102,633	12,281,680	258,070

FY 2023 TIF Revenue Received: 40,363

### TIF Taxing District Data Collection

Local Government Name:	OSCEOLA COUNTY (72)
Urban Renewal Area:	OSCEOLA COUNTY OTTER CREEK URBAN RENEWAL (72002)
TIF Taxing District Name:	HOLMAN TWP/SIBLEY OCHEYE SCH/OTTER CREEK 2013 AMD 1/ KIRK GRAU
ADDN INCREMENT	
TIF Taxing District Inc. Number:	720062
TIF Taxing District Base Year:	2012
FY TIF Revenue First Received:	2015
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2034

	UR Designation
Slum	No
Blighted	No
Economic Development	09/2013

### 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	310,200	0	0	0	310,200	0	310,200
Taxable	0	0	279,180	0	0	0	279,180	0	279,180
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	29,430	279,180	22,966	256,214	5,106

FY 2023 TIF Revenue Received: 458

### TIF Taxing District Data Collection

Local Government Name: OSCEOLA COUNTY (72)  
 Urban Renewal Area: OSCEOLA COUNTY OTTER CREEK URBAN RENEWAL (72002)  
 TIF Taxing District Name: OCHEYEDAN TWP/SIBLEY OCHEYE SCH/OTTER CREEK 2013 AMD 2/CEA  
 INCREMENT  
 TIF Taxing District Inc. Number: 720064  
 TIF Taxing District Base Year: 2012  
 FY TIF Revenue First Received: 2015  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District  
 statutorily ends: 2034

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2013

#### 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	3,415,533	0	0	0	3,415,533	0	3,415,533
Taxable	0	0	3,073,981	0	0	0	3,073,981	0	3,073,981
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	916,675	2,498,858	196,486	2,302,372	46,756

FY 2023 TIF Revenue Received: 3,990

### TIF Taxing District Data Collection

Local Government Name: OSCEOLA COUNTY (72)  
 Urban Renewal Area: OSCEOLA COUNTY OTTER CREEK URBAN RENEWAL (72002)  
 TIF Taxing District Name: OCHEYEDAN CITY/SIBLEY OCHEYE SCH/OTTER CREEK 2013 AMD 3/CEA  
 INCREMENT  
 TIF Taxing District Inc. Number: 720066  
 TIF Taxing District Base Year: 2012  
 FY TIF Revenue First Received: 2015  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District  
 statutorily ends: 2034

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2013

#### 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	6,502,316	0	0	0	6,502,316	0	6,502,316
Taxable	0	0	5,852,086	0	0	0	5,852,086	0	5,852,086
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	3,204,330	3,297,986	259,322	3,038,664	85,178

FY 2023 TIF Revenue Received: 7,269

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### TIF Taxing District Data Collection

Local Government Name:	OSCEOLA COUNTY (72)
Urban Renewal Area:	OSCEOLA COUNTY OTTER CREEK URBAN RENEWAL (72002)
TIF Taxing District Name:	WILSON TWP/SIBLEY OCHEYE SCH/OTTER CREEK 2013 AMD 4/ENTERPRISE PARK INCREMENT
TIF Taxing District Inc. Number:	720068
TIF Taxing District Base Year:	2012
FY TIF Revenue First Received:	2015
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2034

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2013

#### 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	765,097	394,300	0	0	1,159,397	0	1,159,397
Taxable	0	0	688,587	354,870	0	0	1,043,457	0	1,043,457
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	128,510	1,030,887	81,058	949,829	18,757

FY 2023 TIF Revenue Received: 1,601

### TIF Taxing District Data Collection

Local Government Name:	OSCEOLA COUNTY (72)
Urban Renewal Area:	OSCEOLA COUNTY OTTER CREEK URBAN RENEWAL (72002)
TIF Taxing District Name:	HOLMAN TWP/SIBLEY OCHEYE SCH/OTTER CREEK 2013 AMD 5/NW EQUIPMENT INCREMENT
TIF Taxing District Inc. Number:	720070
TIF Taxing District Base Year:	2012
FY TIF Revenue First Received:	2015
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2034

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2013

#### 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	1,856,096	0	0	0	1,856,096	0	1,856,096
Taxable	0	0	1,670,486	0	0	0	1,670,486	0	1,670,486
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	145,300	1,670,486	1,670,486	0	0

FY 2023 TIF Revenue Received: 33,290

### TIF Taxing District Data Collection

Local Government Name: OSCEOLA COUNTY (72)  
 Urban Renewal Area: OSCEOLA COUNTY OTTER CREEK URBAN RENEWAL (72002)  
 TIF Taxing District Name: HOLMAN TWP/SIBLEY OCHEYE SCH/OTTER CREEK 2013 AMD 6/BOSMA  
 POULTRY INCREMENT  
 TIF Taxing District Inc. Number: 720072  
 TIF Taxing District Base Year: 2012  
 FY TIF Revenue First Received: 2015  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2034

	UR Designation
Slum	No
Blighted	No
Economic Development	09/2013

#### 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	1,283,029	0	0	0	1,283,029	0	1,283,029
Taxable	0	0	1,154,726	0	0	0	1,154,726	0	1,154,726
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	16,949	1,154,726	1,154,726	0	0

FY 2023 TIF Revenue Received: 23,011

### TIF Taxing District Data Collection

Local Government Name: OSCEOLA COUNTY (72)  
 Urban Renewal Area: OSCEOLA COUNTY OTTER CREEK URBAN RENEWAL (72002)  
 TIF Taxing District Name: HOLMAN TWP/SIBLEY OCHEYE SCH/OTTER CREEK 2015 AMD 7/JRJ  
 HOSPITALITY INCREMENT  
 TIF Taxing District Inc. Number: 720084  
 TIF Taxing District Base Year: 2015  
 FY TIF Revenue First Received: 2018  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2037

	UR Designation
Slum	No
Blighted	No
Economic Development	11/2016

#### 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	1,729,035	0	0	0	1,729,035	0	1,729,035
Taxable	0	0	1,556,132	0	0	0	1,556,132	0	1,556,132
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	19,815	1,556,132	1,556,132	0	0

FY 2023 TIF Revenue Received: 31,012

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### TIF Taxing District Data Collection

Local Government Name: OSCEOLA COUNTY (72)  
 Urban Renewal Area: OSCEOLA COUNTY OTTER CREEK URBAN RENEWAL (72002)  
 TIF Taxing District Name: HOLMAN TWP/SIBLEY-OCHEYE SCH/OTTER CREEK 2017 AMD 9/LANGSTRAAT AUTOWORKS INCREMENT  
 TIF Taxing District Inc. Number: 720086  
 TIF Taxing District Base Year: 2017  
 FY TIF Revenue First Received: 2020  
 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	0	0	392,750	0	0	0	392,750	0	392,750
Taxable	0	0	353,475	0	0	0	353,475	0	353,475
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	24,700	353,475	353,475	0	0

FY 2023 TIF Revenue Received: 7,045

### TIF Taxing District Data Collection

Local Government Name: OSCEOLA COUNTY (72)  
 Urban Renewal Area: OSCEOLA COUNTY OTTER CREEK URBAN RENEWAL (72002)  
 TIF Taxing District Name: HOLMAN TWP/SIBLEY OCHEYE SCH/OTTER CREEK 2018 AMD 10/LONNEMAN INCREMENT  
 TIF Taxing District Inc. Number: 720088  
 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	0	0	180,600	0	0	0	180,600	0	180,600
Taxable	0	0	162,540	0	0	0	162,540	0	162,540
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	24,700	155,900	154,823	1,077	21

FY 2023 TIF Revenue Received: 3,086

TIF Taxing District Data Collection

Local Government Name: OSCEOLA COUNTY (72)  
Urban Renewal Area: OSCEOLA COUNTY OTTER CREEK URBAN RENEWAL (72002)  
TIF Taxing District Name: WILSON TWP/SIBLEY OCHEYE SCH/SUNSET SEMI RETREAT/ 2020  
AMENDMENT TIF INCREMENT  
TIF Taxing District Inc. Number: 720092  
TIF Taxing District Base Year: 2019  
FY TIF Revenue First Received: 2223  
Subject to a Statutory end date? Yes  
Fiscal year this TIF Taxing District statutorily ends: 2026

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	0	0	375,000	0	0	0	375,000	0	375,000
Taxable	0	0	337,500	0	0	0	337,500	0	337,500
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	0	337,500	337,500	0	0

FY 2023 TIF Revenue Received: 6,664



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## Urban Renewal Area Data Collection

Local Government Name: OSCEOLA COUNTY (72)  
 Urban Renewal Area: OSCEOLA COUNTY COOP ENERGY URBAN RENEWAL  
 UR Area Number: 72003

UR Area Creation Date: 11/2008

UR Area Purpose: To create, develop, and stimulate economic development opportunities in the area through public improvements including sewer and water upgrades, street developments, and a rebate for Coop Energy through a joint agreement with the City of Sibley.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
HOLMAN TWP/SIBLEY-OCHEYEDAN SCH/OSCEOLA CO COOP ENERGY TIF INCREMENT	720059	720060	3,767,762

## 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	4,186,402	0	0	0	4,186,402	0	4,186,402
Taxable	0	0	3,767,762	0	0	0	3,767,762	0	3,767,762
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: 75,087  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims 376  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 75,463**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 75,463  
 Returned to County Treasurer: 0  
**Total Expenditures: 75,463**

**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 OSCEOLA COUNTY COOP ENERGY URBAN RENEWAL

### Sewer & Water Development

Description:	Extending water & sewer lines out to area
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	No

### Street Development

Description:	Paved Pierce Avenue
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

# Debts/Obligations For OSCEOLA COUNTY COOP ENERGY URBAN RENEWAL

## City of Sibley

Debt/Obligation Type:	Other Debt
Principal:	103,690
Interest:	0
Total:	103,690
Annual Appropriation?:	No
Date Incurred:	11/19/2008
FY of Last Payment:	2030

## Secondary Roads, County

Debt/Obligation Type:	Internal Loans
Principal:	108,064
Interest:	0
Total:	108,064
Annual Appropriation?:	No
Date Incurred:	11/19/2008
FY of Last Payment:	2030

Non-Rebates For OSCEOLA COUNTY COOP ENERGY URBAN RENEWAL

TIF Expenditure Amount:	35,724
Tied To Debt:	City of Sibley
Tied To Project:	Sewer & Water Development
TIF Expenditure Amount:	39,739
Tied To Debt:	Secondary Roads, County
Tied To Project:	Street Development

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

Coop Energy received their final rebate pmt 06.01.21; remaining debt was reduced to reflect rebate debt no longer exists.

256 Characters Left

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

0

TIF Taxing District Data Collection

Local Government Name:	OSCEOLA COUNTY (72)
Urban Renewal Area:	OSCEOLA COUNTY COOP ENERGY URBAN RENEWAL (72003)
TIF Taxing District Name:	HOLMAN TWP/SIBLEY-OCHEYEDAN SCH/OSCEOLA CO COOP ENERGY TIF INCREMENT
TIF Taxing District Inc. Number:	720060
TIF Taxing District Base Year:	2007
FY TIF Revenue First Received:	2011
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2030

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2008

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	4,186,402	0	0	0	4,186,402	0	4,186,402
Taxable	0	0	3,767,762	0	0	0	3,767,762	0	3,767,762
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	12,779	3,767,762	3,767,762	0	0

FY 2023 TIF Revenue Received: 75,087

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

## Urban Renewal Area Data Collection

Local Government Name: OSCEOLA COUNTY (72)  
 Urban Renewal Area: OSCEOLA COUNTY OCHEYEDAN SUPPORT PROGRAM URBAN RENEWAL  
 UR Area Number: 72004

UR Area Creation Date: 11/2014

UR Area Purpose: The objectives of this plan are intended to stabilize, revitalize and improve economic development opportunities within Osceola County by encouraging new development and to alleviate conditions of blight in Urban Renewal Area 6.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
HORTON TWP/SIBLEY OCHEYEDAN SCH/OCHEYEDAN SUPPORT PROGRAM TIF INCREMENT	720073	720074	1,303,324
FAIRVIEW TWP/SIBLEY OCHEYEDAN SCH/OCHEYEDAN SUPPORT PROGRAM TIF INCREMENT	720075	720076	977,493
OCHEYEDAN CITY/SIBLEY OCHEYEDAN SCH/OCHEYEDAN SUPPORT PROGRAM TIF INCREMENT	720077	720078	422,930

## 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	781,320	0	6,842,458	0	0	7,623,778	0	7,623,778
Taxable	0	422,930	0	6,158,215	0	0	6,581,145	0	6,581,145
Homestead Credits									2

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:** 1,259 0 **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 57,207  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 57,207**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 58,466  
 Returned to County Treasurer: 0  
**Total Expenditures: 58,466**

**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 OSCEOLA COUNTY OCHEYEDAN SUPPORT PROGRAM URBAN RENEWAL

### Ocheyedan Support Program

Description:	Improve & Revitalize Blight Area
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No



# Debts/Obligations For OSCEOLA COUNTY OCHEYEDAN SUPPORT PROGRAM URBAN RENEWAL

## Long Term Debt

Debt/Obligation Type:	Other Debt
Principal:	104,133
Interest:	0
Total:	104,133
Annual Appropriation?:	No
Date Incurred:	11/26/2019
FY of Last Payment:	2029

## Long Term Debt

Debt/Obligation Type:	Other Debt
Principal:	41,856
Interest:	0
Total:	41,856
Annual Appropriation?:	No
Date Incurred:	09/13/2021
FY of Last Payment:	2029

## Non-Rebates For OSCEOLA COUNTY OCHEYEDAN SUPPORT PROGRAM URBAN RENEWAL

TIF Expenditure Amount:	58,466
Tied To Debt:	Long Term Debt
Tied To Project:	Ocheyedan Support Program

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

Debt is paid as the bills are submitted for certification.

256 Characters Left

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

0

### TIF Taxing District Data Collection

Local Government Name:	OSCEOLA COUNTY (72)
Urban Renewal Area:	OSCEOLA COUNTY OCHEYEDAN SUPPORT PROGRAM URBAN RENEWAL (72004)
TIF Taxing District Name:	HORTON TWP/SIBLEY OCHEYEDAN SCH/OCHEYEDAN SUPPORT PROGRAM
TIF INCREMENT	
TIF Taxing District Inc. Number:	720074
TIF Taxing District Base Year:	2013
FY TIF Revenue First Received:	2016
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2030

	UR Designation
Slum	No
Blighted	11/2014
Economic Development	11/2014

### 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	3,909,976	0	0	3,909,976	0	3,909,976
Taxable	0	0	0	3,518,980	0	0	3,518,980	0	3,518,980
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	2,606,652	1,303,324	1,303,324	0	0

FY 2023 TIF Revenue Received: 26,169

### TIF Taxing District Data Collection

Local Government Name:	OSCEOLA COUNTY (72)
Urban Renewal Area:	OSCEOLA COUNTY OCHEYEDAN SUPPORT PROGRAM URBAN RENEWAL (72004)
TIF Taxing District Name:	FAIRVIEW TWP/SIBLEY OCHEYEDAN SCH/OCHEYEDAN SUPPORT PROGRAM
TIF INCREMENT	
TIF Taxing District Inc. Number:	720076
TIF Taxing District Base Year:	2013
FY TIF Revenue First Received:	2016
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2029

	UR Designation
Slum	No
Blighted	11/2014
Economic Development	11/2014

### 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	2,932,482	0	0	2,932,482	0	2,932,482
Taxable	0	0	0	2,639,235	0	0	2,639,235	0	2,639,235
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	1,954,989	977,493	977,493	0	0

FY 2023 TIF Revenue Received: 19,183

▲ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

## TIF Taxing District Data Collection

Local Government Name: OSCEOLA COUNTY (72)

Urban Renewal Area: OSCEOLA COUNTY OCHEYEDAN SUPPORT PROGRAM URBAN RENEWAL  
(72004)

TIF Taxing District Name: OCHEYEDAN CITY/SIBLEY OCHEYEDAN SCH/OCHEYEDAN SUPPORT  
PROGRAM TIF INCREMENT

TIF Taxing District Inc. Number: 720078

TIF Taxing District Base Year: 2013

FY TIF Revenue First Received: 0

Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	11/2014
Economic Development	11/2014

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	781,320	0	0	0	0	781,320	0	781,320
Taxable	0	422,930	0	0	0	0	422,930	0	422,930
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	0	422,930	422,930	0	0

FY 2023 TIF Revenue Received: 11,855

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

## Urban Renewal Area Data Collection

Local Government Name: OSCEOLA COUNTY (72)  
 Urban Renewal Area: OSCEOLA COUNTY HARRIS AREA 7 URBAN RENEWAL  
 UR Area Number: 72005

UR Area Creation Date: 10/2015

UR Area Purpose: The purpose of this UR Area is to provide municipal infrastructure, services and facilities that alleviate blighted conditions and promote economic growth through encouragement of commercial and industrial development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
ALLISON TWP/HARRIS-LAKE PARK SCH/HARRIS SEWER PROJECT TIF INCREMENT	720079	720080	0
FAIRVIEW TWP/HARRIS LAKE PARK SCH/HARRIS SEWER PROJECT TIF INCREMENT	720081	720082	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	0	0	0	55,263,584	0	0	55,263,584	0	55,263,584
Taxable	0	0	0	49,737,241	0	0	49,737,241	0	49,737,241
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
<b>Total Revenue:</b>	<b>0</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>0</b>

**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 OSCEOLA COUNTY HARRIS AREA 7 URBAN RENEWAL

### Harris Sewer Project

Description:	Improving Municipal sanitary sewer system
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	No
Payments Complete:	No

### White Avenue Project

Description:	Paving White Avenue
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

**Debts/Obligations For OSCEOLA COUNTY HARRIS AREA 7 URBAN RENEWAL**

**City of Harris**

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/24/2015
FY of Last Payment:	2029



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

Lawsuit finalized in favor of landowners; collections fully refunded to entities  
base off 21/22 as advised

256 Characters Left

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

0

### TIF Taxing District Data Collection

Local Government Name: OSCEOLA COUNTY (72)  
 Urban Renewal Area: OSCEOLA COUNTY HARRIS AREA 7 URBAN RENEWAL (72005)  
 TIF Taxing District Name: ALLISON TWP/HARRIS-LAKE PARK SCH/HARRIS SEWER PROJECT TIF  
 INCREMENT  
 TIF Taxing District Inc. Number: 720080  
 TIF Taxing District Base Year: 2014  
 FY TIF Revenue First Received: 2017  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District  
 statutorily ends: 2029

UR Designation	
Slum	No
Blighted	10/2015
Economic Development	10/2015

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	21,115,283	0	0	21,115,283	0	21,115,283
Taxable	0	0	0	19,003,761	0	0	19,003,761	0	19,003,761
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	17,596,068	3,519,215	0	3,519,215	62,450

FY 2023 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: OSCEOLA COUNTY (72)  
 Urban Renewal Area: OSCEOLA COUNTY HARRIS AREA 7 URBAN RENEWAL (72005)  
 TIF Taxing District Name: FAIRVIEW TWP/HARRIS LAKE PARK SCH/HARRIS SEWER PROJECT TIF  
 INCREMENT  
 TIF Taxing District Inc. Number: 720082  
 TIF Taxing District Base Year: 2014  
 FY TIF Revenue First Received: 2017  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District  
 statutorily ends: 2029

UR Designation	
Slum	No
Blighted	10/2015
Economic Development	10/2015

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	34,148,301	0	0	34,148,301	0	34,148,301
Taxable	0	0	0	30,733,480	0	0	30,733,480	0	30,733,480
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	28,459,834	5,688,467	0	5,688,467	100,729

FY 2023 TIF Revenue Received: 0

## Urban Renewal Area Data Collection

Local Government Name: OSCEOLA COUNTY (72)  
 Urban Renewal Area: OSCEOLA COUNTY 2017 CFE MILL URBAN RENEWAL AREA  
 UR Area Number: 72006

UR Area Creation Date: 03/2017

UR Area Purpose: Co. will pay for the Road Improvement Project from GO Bonds paid back with incremental tax revenues from UR area. Co. agrees to provide ec. dev. payments to CFE after sufficient payments are made to pay principal and interest on the Bonds.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
OCHEYEDAN TWP/SIBLEY OCHEYE SCH/CFE MILL TIF INCREMENT	720089	720090	12,550,113

## 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	1,340,020	12,604,550	0	0	13,944,570	0	13,944,570
Taxable	0	0	1,206,018	11,344,095	0	0	12,550,113	0	12,550,113
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:** 1,395 0 **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 254,866  
 TIF Sp. Revenue Fund Interest: 226  
 Property Tax Replacement Claims 1,270  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 256,362**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 242,425  
 Returned to County Treasurer: 0  
**Total Expenditures: 242,425**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:** 15,332 0 **Amount of 06-30-2023 Cash Balance Restricted for LMI**

# Projects For OSCEOLA COUNTY 2017 CFE MILL URBAN RENEWAL AREA

## CFE Mill

Description:	Tyler Ave
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For OSCEOLA COUNTY 2017 CFE MILL URBAN RENEWAL AREA

### G.O Bond 2017

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,530,000
Interest:	669,975
Total:	3,199,975
Annual Appropriation?:	No
Date Incurred:	11/26/2019
FY of Last Payment:	2040

### CFE Feed Mill

Debt/Obligation Type:	Rebates
Principal:	2,000,000
Interest:	0
Total:	2,000,000
Annual Appropriation?:	No
Date Incurred:	11/26/2019
FY of Last Payment:	2040

### General Basic

Debt/Obligation Type:	Internal Loans
Principal:	133,922
Interest:	0
Total:	133,922
Annual Appropriation?:	No
Date Incurred:	11/26/2019
FY of Last Payment:	2040

## **Non-Rebates For OSCEOLA COUNTY 2017 CFE MILL URBAN RENEWAL AREA**

TIF Expenditure Amount:	217,425
Tied To Debt:	G.O Bond 2017
Tied To Project:	CFE Mill

TIF Expenditure Amount:	25,000
Tied To Debt:	General Basic
Tied To Project:	CFE Mill

TIF Taxing District Data Collection

Local Government Name:	OSCEOLA COUNTY (72)
Urban Renewal Area:	OSCEOLA COUNTY 2017 CFE MILL URBAN RENEWAL AREA (72006)
TIF Taxing District Name:	OCHEYEDAN TWP/SIBLEY OCHEYE SCH/CFE MILL TIF INCREMENT
TIF Taxing District Inc. Number:	720090
TIF Taxing District Base Year:	2018
FY TIF Revenue First Received:	2020
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	0	0	1,340,020	12,604,550	0	0	13,944,570	0	13,944,570
Taxable	0	0	1,206,018	11,344,095	0	0	12,550,113	0	12,550,113
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	50,330	12,550,113	12,550,113	0	0

FY 2023 TIF Revenue Received: 254,866