

Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Levy Authority Summary

Local Government Name: LE MARS
Local Government Number: 75G697

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
LEMARS HWY 75 BYPASS URBAN RENEWAL	75019	8

TIF Debt Outstanding: 18,191,818

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:	2,568,794
TIF Sp. Revenue Fund Interest:	3,232
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	2,572,026
Rebate Expenditures:	2,435
Non-Rebate Expenditures:	2,569,591
Returned to County Treasurer:	0
Total Expenditures:	2,572,026

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: 15,619,792

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Urban Renewal Area Data Collection

Local Government Name: LE MARS (75G697)
 Urban Renewal Area: LEMARS HWY 75 BYPASS URBAN RENEWAL
 UR Area Number: 75019

UR Area Creation Date: 08/2004

UR Area Purpose: To facilitate urban renewal projects
 and economic deveopment
 initiatives by the City of Le Mars

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
LEMARS CITY/LEMARS SCH/PROJECT EAGLE INCREMENT	750144	750145	18,117,489
LEMARS CITY/LEMARS SCH/HWY 75 BYPASS UR INC	750146	750147	70,404,503
AMERICA TWP/LEMARS SCH/HWY 75 BYPASS UR INC	750158	750159	10,917,040
WASHINGTON TWP/LEMARS SCH/HWY 75 BYPASS UR INC	750160	750161	438,162
ELGIN TWP/LEMARS SCH/HWY 75 BYPASS UR INC	750162	750163	157,856
LEMARS CITY/LEMARS SCH/HWY 75 BYPASS UR INC	750164	750165	3,374,414
LEMARS CITY AG/LEMARS SCH/HWY 75 BYPASS AG UR INC	750166	750167	295,928
LEMARS CTY AG/LEMARS SCH/HWY 75 BYPASS AG UR INC	750170	750171	297,338

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	7,162,710	61,906,250	167,140,197	81,697,000	0	-74,080	325,404,670	0	325,404,670
Taxable	6,377,766	33,509,963	150,426,178	73,527,300	0	-74,080	268,594,660	0	268,594,660
Homestead Credits									211

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: 2,568,794
 TIF Sp. Revenue Fund Interest: 3,232
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 2,572,026

Rebate Expenditures: 2,435
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 Returned to County Treasurer: 0
Total Expenditures: 2,572,026

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 LEMARS HWY 75 BYPASS URBAN RENEWAL

Le Mars Industrial Park South

Description:	Ind Park Earthwork/Development
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Tax Rebates

Description:	Tax Rebates
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Project Eagle

Description:	Wells Corporate Campus
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

Admin / Inkind

Description:	Admin / Inkind
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	Yes

Watermain Improvements

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

Wastewater Improvements

Description:	Wastewater Improv
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	No

Airport Improvements

Description:	Airport Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Misc Storm Sewer Improv

Description:	Storm Sewer Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Misc Industrial Park Improv

Description:	Ind Park Earthwk,Street,Water,Sewer,Storm
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Ethanol Transload TIF Loan

Description:	Ethanol Transload Facility
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Prospect St SW St Sewer

Description:	Storm Sewer Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

LBIC Support

Description:	LBIC Annual Support Payments for Ec Dev
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

Fedders Dev Agreement

Description:	Fedders TIF Assistance Stoerage Bldgs
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	No
Payments Complete:	No

Comm Wellness Center

Description:	2020 CWC Rec Facilities Improv
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	Yes

Police Renov - Phase II Berm

Description:	2020 Police Station Berm Project
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Le Mars Indust Park South

Description:	Le Mars Indust Park South Infrastructure
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Admin / InKind

Description:	Admin / Inkind Costs
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Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Water Treatment R/O

Description:	Water Treatment Plant R/O System
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	No
Payments Complete:	No

Industrial Park Expansion

Description:	Industrial Park Exp - Land Purchase
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For LEMARS HWY 75 BYPASS URBAN RENEWAL

WWTP Improv / Debt

Debt/Obligation Type:	Other Debt
Principal:	10,862,767
Interest:	0
Total:	10,862,767
Annual Appropriation?:	No
Date Incurred:	06/01/2015
FY of Last Payment:	2026

Project Eagle Debt

Debt/Obligation Type:	Other Debt
Principal:	1,585,000
Interest:	61,830
Total:	1,646,830
Annual Appropriation?:	No
Date Incurred:	06/01/2015
FY of Last Payment:	2025

Project Eagle Admin Fees

Debt/Obligation Type:	Other Debt
Principal:	1,800
Interest:	0
Total:	1,800
Annual Appropriation?:	No
Date Incurred:	06/01/2015
FY of Last Payment:	2025

Ethanol Transload TIF Loan

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/01/2016
FY of Last Payment:	2023

Airport Improvements

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/01/2017
FY of Last Payment:	2022

LBIC Support

Debt/Obligation Type:	Other Debt
Principal:	155,000
Interest:	0

Total:	155,000
Annual Appropriation?:	Yes
Date Incurred:	06/01/2019
FY of Last Payment:	2023

Fedder Dev Agreemt

Debt/Obligation Type:	Rebates
Principal:	4,058
Interest:	0
Total:	4,058
Annual Appropriation?:	Yes
Date Incurred:	06/01/2019
FY of Last Payment:	2023

Police Phase II

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/01/2019
FY of Last Payment:	2022

LIP South

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/01/2019
FY of Last Payment:	2022

Admin/Inkind

Debt/Obligation Type:	Internal Loans
Principal:	116,334
Interest:	0
Total:	116,334
Annual Appropriation?:	No
Date Incurred:	06/01/2019
FY of Last Payment:	2023

Well #14/Water/Sewer Main Ext

Debt/Obligation Type:	Internal Loans
Principal:	127,987
Interest:	0
Total:	127,987
Annual Appropriation?:	No
Date Incurred:	05/19/2020
FY of Last Payment:	2023

Industrial Park Expansion

Debt/Obligation Type:	Internal Loans
Principal:	4,350,000
Interest:	532,500
Total:	4,882,500

Annual Appropriation?:	No
Date Incurred:	09/30/2021
FY of Last Payment:	2028

Ind Park South

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	01/01/2008
FY of Last Payment:	2022

Water Treatment RO

Debt/Obligation Type:	Internal Loans
Principal:	394,542
Interest:	0
Total:	394,542
Annual Appropriation?:	No
Date Incurred:	11/01/2022
FY of Last Payment:	2024

Non-Rebates For LEMARS HWY 75 BYPASS URBAN RENEWAL

TIF Expenditure Amount:	629,670
Tied To Debt:	Project Eagle Debt
Tied To Project:	Project Eagle

TIF Expenditure Amount:	600
Tied To Debt:	Project Eagle Admin Fees
Tied To Project:	Project Eagle

TIF Expenditure Amount:	77,500
Tied To Debt:	LBIC Support
Tied To Project:	LBIC Support

TIF Expenditure Amount:	0
Tied To Debt:	WWTP Improv / Debt
Tied To Project:	Misc Industrial Park Improv

TIF Expenditure Amount:	0
Tied To Debt:	Airport Improvements
Tied To Project:	Airport Improvements

TIF Expenditure Amount:	0
Tied To Debt:	Police Phase II
Tied To Project:	Police Renov - Phase II Berm

TIF Expenditure Amount:	0
Tied To Debt:	LIP South
Tied To Project:	Le Mars Indust Park South

TIF Expenditure Amount:	127,987
Tied To Debt:	Well #14/Water/Sewer Main Ext
Tied To Project:	Watermain Improvements

TIF Expenditure Amount:	116,334
Tied To Debt:	Admin/Inkind
Tied To Project:	Admin / InKind

TIF Expenditure Amount:	1,617,500
Tied To Debt:	Industrial Park Expansion
Tied To Project:	Industrial Park Expansion

TIF Expenditure Amount:	0
Tied To Debt:	Water Treatment RO
Tied To Project:	Water Treatment R/O

Rebates For LEMARS HWY 75 BYPASS URBAN RENEWAL

16155 HWY 75

TIF Expenditure Amount:	2,435
Rebate Paid To:	Fedders Marine & RV
Tied To Debt:	Fedder Dev Agreemt
Tied To Project:	Tax Rebates
Projected Final FY of Rebate:	2025

TIF Taxing District Data Collection

Local Government Name: LE MARS (75G697)
 Urban Renewal Area: LEMARS HWY 75 BYPASS URBAN RENEWAL (75019)
 TIF Taxing District Name: LEMARS CITY/LEMARS SCH/PROJECT EAGLE INCREMENT
 TIF Taxing District Inc. Number: 750145
 TIF Taxing District Base Year: 2006
 FY TIF Revenue First Received: 2009
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2029

UR Designation	
Slum	No
Blighted	No
Economic Development	08/2004

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	26,313,440	0	0	0	26,313,440	0	26,313,440
Taxable	0	0	23,682,096	0	0	0	23,682,096	0	23,682,096
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	19,450	23,682,096	18,117,489	5,564,607	142,343

FY 2023 TIF Revenue Received: 463,447

TIF Taxing District Data Collection

Local Government Name: LE MARS (75G697)
 Urban Renewal Area: LEMARS HWY 75 BYPASS URBAN RENEWAL (75019)
 TIF Taxing District Name: LEMARS CITY/LEMARS SCH/HWY 75 BYPASS UR INC
 TIF Taxing District Inc. Number: 750147
 TIF Taxing District Base Year: 2006
 FY TIF Revenue First Received: 2009
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2029

UR Designation	
Slum	No
Blighted	No
Economic Development	08/2004

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	37,117,160	135,895,377	81,697,000	0	-55,560	262,226,570	0	262,226,570
Taxable	0	20,091,575	122,305,840	73,527,300	0	-55,560	220,696,688	0	220,696,688
Homestead Credits									142

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	170,253,585	92,028,545	70,404,503	21,624,042	553,144

FY 2023 TIF Revenue Received: 1,810,345

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TIF Taxing District Data Collection

Local Government Name: LE MARS (75G697)
 Urban Renewal Area: LEMARS HWY 75 BYPASS URBAN RENEWAL (75019)
 TIF Taxing District Name: AMERICA TWP/LEMARS SCH/HWY 75 BYPASS UR INC
 TIF Taxing District Inc. Number: 750159
 TIF Taxing District Base Year: 2008
 FY TIF Revenue First Received: 2009
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2029

UR Designation	
Slum	No
Blighted	No
Economic Development	08/2004

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	5,014,510	16,378,250	4,448,570	0	0	-12,964	25,828,366	0	25,828,366
Taxable	4,464,983	8,865,580	4,003,713	0	0	-12,964	17,321,312	0	17,321,312
Homestead Credits									49

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	12,152,560	13,688,770	10,917,040	2,771,730	50,113

FY 2023 TIF Revenue Received: 189,509

TIF Taxing District Data Collection

Local Government Name: LE MARS (75G697)
 Urban Renewal Area: LEMARS HWY 75 BYPASS URBAN RENEWAL (75019)
 TIF Taxing District Name: WASHINGTON TWP/LEMARS SCH/HWY 75 BYPASS UR INC
 TIF Taxing District Inc. Number: 750161
 TIF Taxing District Base Year: 2008
 FY TIF Revenue First Received: 2009
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2029

UR Designation	
Slum	No
Blighted	No
Economic Development	08/2004

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	611,610	455,900	0	0	0	0	1,067,510	0	1,067,510
Taxable	544,585	246,780	0	0	0	0	791,365	0	791,365
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	490,180	577,330	438,162	139,168	2,516

FY 2023 TIF Revenue Received: 7,875

TIF Taxing District Data Collection

Local Government Name: LE MARS (75G697)
 Urban Renewal Area: LEMARS HWY 75 BYPASS URBAN RENEWAL (75019)
 TIF Taxing District Name: ELGIN TWP/LEMARS SCH/HWY 75 BYPASS UR INC
 TIF Taxing District Inc. Number: 750163
 TIF Taxing District Base Year: 2008
 FY TIF Revenue First Received: 2009
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2029

UR Designation	
Slum	No
Blighted	No
Economic Development	08/2004

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	257,060	214,070	0	0	0	0	471,130	0	471,130
Taxable	228,890	115,876	0	0	0	0	344,766	0	344,766
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	264,790	206,340	157,856	48,484	884

FY 2023 TIF Revenue Received: 2,879

TIF Taxing District Data Collection

Local Government Name: LE MARS (75G697)
 Urban Renewal Area: LEMARS HWY 75 BYPASS URBAN RENEWAL (75019)
 TIF Taxing District Name: LEMARS CITY/LEMARS SCH/HWY 75 BYPASS UR INC
 TIF Taxing District Inc. Number: 750165
 TIF Taxing District Base Year: 2008
 FY TIF Revenue First Received: 2009
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2029

UR Designation	
Slum	No
Blighted	No
Economic Development	08/2004

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	7,740,870	482,810	0	0	-5,556	8,218,124	0	8,218,124
Taxable	0	4,190,152	434,529	0	0	-5,556	4,619,125	0	4,619,125
Homestead Credits									16

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	2,086,890	4,619,125	3,374,414	1,244,711	31,840

FY 2023 TIF Revenue Received: 85,496

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TIF Taxing District Data Collection

Local Government Name: LE MARS (75G697)
 Urban Renewal Area: LEMARS HWY 75 BYPASS URBAN RENEWAL (75019)
 TIF Taxing District Name: LEMARS CITY AG/LEMARS SCH/HWY 75 BYPASS AG UR INC
 TIF Taxing District Inc. Number: 750167
 TIF Taxing District Base Year: 2008
 FY TIF Revenue First Received: 2009
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2029

UR Designation	
Slum	No
Blighted	No
Economic Development	08/2004

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	506,720	0	0	0	0	0	506,720	0	506,720
Taxable	451,190	0	0	0	0	0	451,190	0	451,190
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	119,900	386,820	295,928	90,892	1,516

FY 2023 TIF Revenue Received: 4,376

TIF Taxing District Data Collection

Local Government Name: LE MARS (75G697)
 Urban Renewal Area: LEMARS HWY 75 BYPASS URBAN RENEWAL (75019)
 TIF Taxing District Name: LEMARS CTY AG/LEMARS SCH/HWY 75 BYPASS AG UR INC
 TIF Taxing District Inc. Number: 750171
 TIF Taxing District Base Year: 2008
 FY TIF Revenue First Received: 2009
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2029

UR Designation	
Slum	No
Blighted	No
Economic Development	08/2004

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	772,810	0	0	0	0	0	772,810	0	772,810
Taxable	688,118	0	0	0	0	0	688,118	0	688,118
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	385,007	387,803	297,338	90,465	1,509

FY 2023 TIF Revenue Received: 4,867