

Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Levy Authority Summary

Local Government Name: SIOUX COUNTY  
Local Government Number: 84

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
SIOUX COUNTY AREA 1 URBAN RENEWAL	84050	8

TIF Debt Outstanding: 1,873,900

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: 21,653 0 Amount of 07-01-2022 Cash Balance Restricted for LMI

TIF Revenue:	392,428	
TIF Sp. Revenue Fund Interest:	7,981	
Property Tax Replacement Claims	0	
Asset Sales & Loan Repayments:	0	
Total Revenue:	400,409	
Rebate Expenditures:	0	
Non-Rebate Expenditures:	390,000	
Returned to County Treasurer:	0	
Total Expenditures:	390,000	

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: 32,062 0 Amount of 06-30-2023 Cash Balance Restricted for LMI

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 1,451,838

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

## Urban Renewal Area Data Collection

Local Government Name: SIOUX COUNTY (84)  
 Urban Renewal Area: SIOUX COUNTY AREA 1 URBAN RENEWAL  
 UR Area Number: 84050

UR Area Creation Date: 11/2004

UR Area Purpose: To foster economic development in the area by building infrastructure including a road development. For the amendment, we are paving a road to Trans Ova Genetics to facilitate transportation to the corporation.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
CENTER TWP/SIOUX CENTER SCH/SIOUX CO # 1 UR/470-T INCREM	840283	840284	4,583,892
PLATO TWP/SIOUX CENTER SCH/SIOUX CO #1 UR/510-T INCREM	840285	840286	1,468,265
W BRANCH TWP/SIOUX CENTER SCH/SIOUX CO #1 UR/530-T INCREM	840287	840288	6,076,494
PLATO TWP/SIOUX CENTER SCH/PLATO AMEND/510-2 INCREM	840305	840306	7,812,933
WELCOME TWP/BOYDEN HULL SCH/210-T INCREM	840307	840308	587,246
WELCOME TWP/SIOUX CENTER SCH/520-T INCREM	840309	840310	332,094
PLATO TWP/SIOUX CENTER SCH/PLATO AMEND #2 TRANSOVA/510-V INCREM	840383	840384	0
WELCOME TWP/SIOUX CENTER SCH/WELCOME AMEND #2 TRANSOVA/520-V INCREM	840385	840386	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	13,000,950	11,717,850	1,010,580	9,622,790	0	-5,556	35,346,614	0	35,346,614
Taxable	11,576,199	6,342,894	909,522	8,660,511	0	-5,556	27,483,570	0	27,483,570
Homestead Credits									43

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:</b>	<b>21,653</b>	<b>0</b>	<b>Amount of 07-01-2022 Cash Balance Restricted for LMI</b>
TIF Revenue:	392,428		
TIF Sp. Revenue Fund Interest:	7,981		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
<b>Total Revenue:</b>	<b>400,409</b>		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	390,000		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>390,000</b>		

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:</b>	<b>32,062</b>	<b>0</b>	<b>Amount of 06-30-2023 Cash Balance Restricted for LMI</b>
---	---------------	----------	---

## Projects For SIOUX COUNTY AREA 1 URBAN RENEWAL

### Road Paving - Garfield Ave

Description:	Paving Garfield Ave b/w 420th-390th Streets to facilitate Center Fresh Egg
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Administrative Expenses

Description:	Payments to American State Bank for G.O. Bond Admin Charges
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

### Road Paving - 380th Street

Description:	Paving 380th St b/w Goldfinch E to Hwy 75 to facilitate Trans Ova traffic
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For SIOUX COUNTY AREA 1 URBAN RENEWAL

### 2005 G.O. Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,345,000
Interest:	38,300
Total:	1,383,300
Annual Appropriation?:	No
Date Incurred:	03/01/2005
FY of Last Payment:	2027

### Intrafund Loan to Secondary Roads

Debt/Obligation Type:	Internal Loans
Principal:	490,000
Interest:	0
Total:	490,000
Annual Appropriation?:	No
Date Incurred:	11/19/2004
FY of Last Payment:	2027

### Administrative Expenses

Debt/Obligation Type:	Other Debt
Principal:	600
Interest:	0
Total:	600
Annual Appropriation?:	No
Date Incurred:	03/01/2005
FY of Last Payment:	2027

**Non-Rebates For SIOUX COUNTY AREA 1 URBAN RENEWAL**

TIF Expenditure Amount:	351,000
Tied To Debt:	2005 G.O. Bonds
Tied To Project:	Road Paving - Garfield Ave
TIF Expenditure Amount:	39,000
Tied To Debt:	2005 G.O. Bonds
Tied To Project:	Road Paving - 380th Street

### TIF Taxing District Data Collection

Local Government Name: SIOUX COUNTY (84)  
 Urban Renewal Area: SIOUX COUNTY AREA 1 URBAN RENEWAL (84050)  
 TIF Taxing District Name: CENTER TWP/SIOUX CENTER SCH/SIOUX CO # 1 UR/470-T INCREM  
 TIF Taxing District Inc. Number: 840284  
 TIF Taxing District Base Year: 2003  
 FY TIF Revenue First Received: 2006  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2025

	UR Designation
Slum	No
Blighted	No
Economic Development	01/2004

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	6,973,840	3,057,530	0	0	0	-1,852	10,029,518	0	10,029,518
Taxable	6,209,593	1,655,046	0	0	0	-1,852	7,862,787	0	7,862,787
Homestead Credits									13

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	5,447,478	4,583,892	4,583,892	0	0

FY 2023 TIF Revenue Received: 86,703

### TIF Taxing District Data Collection

Local Government Name: SIOUX COUNTY (84)  
 Urban Renewal Area: SIOUX COUNTY AREA 1 URBAN RENEWAL (84050)  
 TIF Taxing District Name: PLATO TWP/SIOUX CENTER SCH/SIOUX CO #1 UR/510-T INCREM  
 TIF Taxing District Inc. Number: 840286  
 TIF Taxing District Base Year: 2003  
 FY TIF Revenue First Received: 2006  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2025

	UR Designation
Slum	No
Blighted	No
Economic Development	01/2004

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	2,199,000	1,067,050	383,650	0	0	0	3,649,700	0	3,649,700
Taxable	1,958,016	577,597	345,285	0	0	0	2,880,898	0	2,880,898
Homestead Credits									5

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	2,181,435	1,468,265	1,468,265	0	0

FY 2023 TIF Revenue Received: 27,803

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

### TIF Taxing District Data Collection

Local Government Name: SIOUX COUNTY (84)  
 Urban Renewal Area: SIOUX COUNTY AREA 1 URBAN RENEWAL (84050)  
 TIF Taxing District Name: W BRANCH TWP/SIOUX CENTER SCH/SIOUX CO #1 UR/530-T INCREM  
 TIF Taxing District Inc. Number: 840288  
 TIF Taxing District Base Year: 2003  
 FY TIF Revenue First Received: 2006  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2025

	UR Designation
Slum	No
Blighted	No
Economic Development	01/2004

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,869,060	7,115,680	626,930	0	0	-3,704	9,607,966	0	9,607,966
Taxable	1,664,230	3,851,731	564,237	0	0	-3,704	6,076,494	0	6,076,494
Homestead Credits									22

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	3,478,187	6,076,494	6,076,494	0	0

FY 2023 TIF Revenue Received: 113,848

### TIF Taxing District Data Collection

Local Government Name: SIOUX COUNTY (84)  
 Urban Renewal Area: SIOUX COUNTY AREA 1 URBAN RENEWAL (84050)  
 TIF Taxing District Name: PLATO TWP/SIOUX CENTER SCH/PLATO AMEND/510-2 INCREM  
 TIF Taxing District Inc. Number: 840306  
 TIF Taxing District Base Year: 2007  
 FY TIF Revenue First Received: 2010  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2029

	UR Designation
Slum	No
Blighted	No
Economic Development	01/2008

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	921,430	101,040	0	9,497,100	0	0	10,519,570	0	10,519,570
Taxable	820,452	54,693	0	8,547,390	0	0	9,422,535	0	9,422,535
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	2,706,637	7,812,933	7,812,933	0	0

FY 2023 TIF Revenue Received: 147,950

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

### TIF Taxing District Data Collection

Local Government Name: SIOUX COUNTY (84)  
 Urban Renewal Area: SIOUX COUNTY AREA 1 URBAN RENEWAL (84050)  
 TIF Taxing District Name: WELCOME TWP/BOYDEN HULL SCH/210-T INCREM  
 TIF Taxing District Inc. Number: 840308  
 TIF Taxing District Base Year: 2007  
 FY TIF Revenue First Received: 2010  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2029

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2008

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	687,290	216,090	0	125,690	0	0	1,029,070	0	1,029,070
Taxable	611,970	116,970	0	113,121	0	0	842,061	0	842,061
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	441,824	587,246	587,246	0	0

FY 2023 TIF Revenue Received: 9,918

### TIF Taxing District Data Collection

Local Government Name: SIOUX COUNTY (84)  
 Urban Renewal Area: SIOUX COUNTY AREA 1 URBAN RENEWAL (84050)  
 TIF Taxing District Name: WELCOME TWP/SIOUX CENTER SCH/520-T INCREM  
 TIF Taxing District Inc. Number: 840310  
 TIF Taxing District Base Year: 2007  
 FY TIF Revenue First Received: 2010  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2029

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2008

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	350,330	160,460	0	0	0	0	510,790	0	510,790
Taxable	311,938	86,857	0	0	0	0	398,795	0	398,795
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	178,696	332,094	332,094	0	0

FY 2023 TIF Revenue Received: 6,206



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

### TIF Taxing District Data Collection

Local Government Name: SIOUX COUNTY (84)  
 Urban Renewal Area: SIOUX COUNTY AREA 1 URBAN RENEWAL (84050)  
 TIF Taxing District Name: PLATO TWP/SIOUX CENTER SCH/PLATO AMEND #2 TRANSOVA/510-V INCREM  
 TIF Taxing District Inc. Number: 840384  
 TIF Taxing District Base Year: 2013  
 FY TIF Revenue First Received: 2016  
 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	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	709,750	0	0	0	0

FY 2023 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: SIOUX COUNTY (84)  
 Urban Renewal Area: SIOUX COUNTY AREA 1 URBAN RENEWAL (84050)  
 TIF Taxing District Name: WELCOME TWP/SIOUX CENTER SCH/WELCOME AMEND #2 TRANSOVA/520-V INCREM  
 TIF Taxing District Inc. Number: 840386  
 TIF Taxing District Base Year: 2013  
 FY TIF Revenue First Received: 2016  
 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	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	1,601,520	0	0	0	0

FY 2023 TIF Revenue Received: 0