

Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Levy Authority Summary

Local Government Name: WOODBURY COUNTY
Local Government Number: 97

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
LIBERTY TWP/GROW WOODBURY	97026	5
MILLER TWP/PLATINUM GRAIN	97027	1

TIF Debt Outstanding: 8,850,000

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: 137,328 0 Amount of 07-01-2022 Cash Balance Restricted for LMI

TIF Revenue: 1,197,303
TIF Sp. Revenue Fund Interest: 0
Property Tax Replacement Claims 0
Asset Sales & Loan Repayments: 0
Total Revenue: 1,197,303

Rebate Expenditures: 69,690
Non-Rebate Expenditures: 896,101
Returned to County Treasurer: 0
Total Expenditures: 965,791

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: 368,840 0 Amount of 06-30-2023 Cash Balance Restricted for LMI

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 7,515,369

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Urban Renewal Area Data Collection

Local Government Name: WOODBURY COUNTY (97)
 Urban Renewal Area: LIBERTY TWP/GROW WOODBURY
 UR Area Number: 97026

UR Area Creation Date: 02/2013

UR Area Purpose: CF Industries expansions

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
LIBERTY TWP/SERGEANT BLUFF SCH/ GROW WOODBURY/ TIF- INCR	970243	970244	53,168,119
LIBERTY TWP/SGT BLUFF SCH/GROW WOODBURY - AMEND #1-INCR	970247	970248	337,988
LIBERTY TWP/WESTWOOD SCH/GROW WOODBURY - AMEND#1-INCR	970249	970250	785,123
LIBERTY TWP/WESTWOOD SCH/GROW WOODBURY - AMEND #2 - TIF INCR	970294	970295	31,097
LIBERTY TWP/SGT BLUFF LUTON/GROW SIOUXLAND AMENDMENT 3 INC	970316	970317	2,846,390

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,104,050	363,140	6,751,840	182,475,760	0	-3,704	190,691,086	0	190,691,086
Taxable	983,059	196,569	6,076,656	164,228,184	0	-3,704	171,480,764	0	171,480,764
Homestead Credits									3

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: 137,328 0 **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 1,127,613
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 1,127,613

Rebate Expenditures: 0
 Non-Rebate Expenditures: 896,101
 Returned to County Treasurer: 0
Total Expenditures: 896,101

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: 368,840 0 **Amount of 06-30-2023 Cash Balance Restricted for LMI**

Projects For LIBERTY TWP/GROW WOODBURY

CF Industries Expansions

Description:	Industrial Expansion
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For LIBERTY TWP/GROW WOODBURY

Road Project

Debt/Obligation Type:	Other Debt
Principal:	8,850,000
Interest:	0
Total:	8,850,000
Annual Appropriation?:	No
Date Incurred:	11/02/2015
FY of Last Payment:	2035

Non-Rebates For LIBERTY TWP/GROW WOODBURY

TIF Expenditure Amount:	896,101
Tied To Debt:	Road Project
Tied To Project:	CF Industries Expansions
TIF Expenditure Amount:	0
Tied To Debt:	Road Project
Tied To Project:	CF Industries Expansions
TIF Expenditure Amount:	0
Tied To Project:	CF Industries Expansions
TIF Expenditure Amount:	0
Tied To Project:	CF Industries Expansions

TIF Taxing District Data Collection

Local Government Name: WOODBURY COUNTY (97)
 Urban Renewal Area: LIBERTY TWP/GROW WOODBURY (97026)
 TIF Taxing District Name: LIBERTY TWP/SERGEANT BLUFF SCH/ GROW WOODBURY/ TIF- INCR
 TIF Taxing District Inc. Number: 970244
 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: 2035

	UR Designation
Slum	No
Blighted	No
Economic Development	02/2013

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	289,350	0	0	145,579,160	0	0	145,868,510	0	145,868,510
Taxable	257,641	0	0	131,021,244	0	0	131,278,885	0	131,278,885
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	11,774,913	131,278,885	53,168,119	78,110,766	1,541,967

FY 2023 TIF Revenue Received: 1,127,613

TIF Taxing District Data Collection

Local Government Name: WOODBURY COUNTY (97)
 Urban Renewal Area: LIBERTY TWP/GROW WOODBURY (97026)
 TIF Taxing District Name: LIBERTY TWP/SGT BLUFF SCH/GROW WOODBURY - AMEND #1-INCR
 TIF Taxing District Inc. Number: 970248
 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: 2035

	UR Designation
Slum	No
Blighted	No
Economic Development	12/2013

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	49,870	0	67,000	916,490	0	0	1,033,360	0	1,033,360
Taxable	44,405	0	60,300	824,841	0	0	929,546	0	929,546
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	198,800	834,560	337,988	496,572	9,803

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WOODBURY COUNTY (97)
 Urban Renewal Area: LIBERTY TWP/GROW WOODBURY (97026)
 TIF Taxing District Name: LIBERTY TWP/WESTWOOD SCH/GROW WOODBURY - AMEND#1-INCR
 TIF Taxing District Inc. Number: 970250
 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: 2035

	UR Designation
Slum	No
Blighted	No
Economic Development	05/2013

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	720,540	363,140	3,147,340	0	0	-3,704	4,227,316	0	4,227,316
Taxable	641,577	196,569	2,832,606	0	0	-3,704	3,667,048	0	3,667,048
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	2,294,360	1,936,660	785,123	1,151,537	21,413

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WOODBURY COUNTY (97)
 Urban Renewal Area: LIBERTY TWP/GROW WOODBURY (97026)
 TIF Taxing District Name: LIBERTY TWP/WESTWOOD SCH/GROW WOODBURY - AMEND #2 - TIF INCR
 TIF Taxing District Inc. Number: 970295
 TIF Taxing District Base Year: 2016
 FY TIF Revenue First Received:
 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	3,537,500	16,305,820	0	0	19,843,320	0	19,843,320
Taxable	0	0	3,183,750	14,675,238	0	0	17,858,988	0	17,858,988
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	19,766,480	76,840	31,097	45,743	851

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WOODBURY COUNTY (97)
Urban Renewal Area:	LIBERTY TWP/GROW WOODBURY (97026)
TIF Taxing District Name:	LIBERTY TWP/SGT BLUFF LUTON/GROW SIOUXLAND AMENDMENT 3 INC
TIF Taxing District Inc. Number:	970317
TIF Taxing District Base Year:	2018
FY TIF Revenue First Received:	
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	44,290	0	0	19,674,290	0	0	19,718,580	0	19,718,580
Taxable	39,436	0	0	17,706,861	0	0	17,746,297	0	17,746,297
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	12,690,530	7,028,050	2,846,390	4,181,660	82,549

FY 2023 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: WOODBURY COUNTY (97)
 Urban Renewal Area: MILLER TWP/PLATINUM GRAIN
 UR Area Number: 97027

UR Area Creation Date: 05/2012

UR Area Purpose: The purpose of this TIF area is for
 tax increment rebates to Platinum
 Grain for the construction of a
 storage facility for grain

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
MILLER TWP/ANTHON-OTO SCH/PLATINUM GRAIN TIF - INCR	970245	970246	3,584,649

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	10,077,910	0	0	0	10,077,910	0	10,077,910
Taxable	0	0	9,070,119	0	0	0	9,070,119	0	9,070,119
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: 69,690

TIF Sp. Revenue Fund Interest: 0

Property Tax Replacement Claims: 0

Asset Sales & Loan Repayments: 0

Total Revenue: 69,690

Rebate Expenditures: 69,690

Non-Rebate Expenditures: 0

Returned to County Treasurer: 0

Total Expenditures: 69,690

**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 MILLER TWP/PLATINUM GRAIN

Platinum Grain

Description:	Construction of grain storage
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For MILLER TWP/PLATINUM GRAIN

Platnium Grain

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	05/08/2012
FY of Last Payment:	2024

Rebates For MILLER TWP/PLATINUM GRAIN

2309 HWY 31 Anthon IA 51004

TIF Expenditure Amount:	69,690
Rebate Paid To:	Platnum Grain
Tied To Debt:	Platnium Grain
Tied To Project:	Platinum Grain
Projected Final FY of Rebate:	2024

TIF Taxing District Data Collection

Local Government Name: WOODBURY COUNTY (97)
Urban Renewal Area: MILLER TWP/PLATINUM GRAIN (97027)
TIF Taxing District Name: MILLER TWP/ANTHON-OTO SCH/PLATINUM GRAIN TIF - INCR
TIF Taxing District Inc. Number: 970246
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: 2035

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2012

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	10,077,910	0	0	0	10,077,910	0	10,077,910
Taxable	0	0	9,070,119	0	0	0	9,070,119	0	9,070,119
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	44,000	9,070,119	3,584,649	5,485,470	106,644

FY 2023 TIF Revenue Received: 69,690