

Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Levy Authority Summary

Local Government Name: WRIGHT COUNTY  
Local Government Number: 99

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
WRIGHT COUNTY WIND FARM URBAN RENEWAL	99026	3
AGRIBUSINESS INDUSTRIAL URBAN RENEWAL	99028	1
WRIGHT COUNTY RENEWTRIENTS UR	99031	1

TIF Debt Outstanding: 15,786,736

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: 1,073,253 0 Amount of 07-01-2022 Cash Balance Restricted for LMI

TIF Revenue:	2,910,086
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	15,000
Total Revenue:	2,925,086

Rebate Expenditures:	584,255
Non-Rebate Expenditures:	2,184,317
Returned to County Treasurer:	0
Total Expenditures:	2,768,572

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: 1,229,767 0 Amount of 06-30-2023 Cash Balance Restricted for LMI

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 11,788,397

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

## Urban Renewal Area Data Collection

Local Government Name: WRIGHT COUNTY (99)  
 Urban Renewal Area: WRIGHT COUNTY WIND FARM URBAN RENEWAL  
 UR Area Number: 99026

UR Area Creation Date: 12/2010

UR Area Purpose: Promote economic development in Wright County. The primary goal of the plan is to stimulate, through public involvement and commitment, private investment in new industrial/commercial development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WRIGHT COUNTY/CL-GF SCH/WALL LAKE TWP/UR WINDFARM TIF INC	990161	990162	5,130,270
WRIGHT COUNTY/WEBSTER CITY SCH (NEH)/VERNON TWP/UR WINDFARM TIF INC	990163	990164	2,102,564
WRIGHT COUNTY/WEBSTER CITY SCH (NEH)/WALL LAKE TWP/UR WINDFARM TIF INC	990165	990166	9,028,506

## 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	25,748,790	0	0	25,748,790	0	25,748,790
Taxable	0	0	0	23,173,911	0	0	23,173,911	0	23,173,911
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:** **297,048** **0** **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 378,526  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 378,526**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 302,000  
 Returned to County Treasurer: 0  
**Total Expenditures: 302,000**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:** **373,574** **0** **Amount of 06-30-2023 Cash Balance Restricted for LMI**

# Projects For WRIGHT COUNTY WIND FARM URBAN RENEWAL

## Resurfacing R38

Description:	Road Project
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## Resurfacing R33

Description:	Road Project
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## Resurfacing 335th Street

Description:	Road Project
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## Bridge #20 Replacement

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

## Bridge #35 Replacement

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

## Bridge #36 Replacement

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

## Bridge #2 Replacement

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

## Resurface Dows Main Street

Description:	Road Project
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Resurface S13

Description:	Road Project
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

# Debts/Obligations For WRIGHT COUNTY WIND FARM URBAN RENEWAL

## Urban Renewal Area South TIF

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,120,000
Interest:	85,500
Total:	1,205,500
Annual Appropriation?:	No
Date Incurred:	12/01/2010
FY of Last Payment:	2027

**Non-Rebates For WRIGHT COUNTY WIND FARM URBAN RENEWAL**

TIF Expenditure Amount:	260,000
Tied To Debt:	Urban Renewal Area South TIF
Tied To Project:	Resurfacing R38
TIF Expenditure Amount:	42,000
Tied To Debt:	Urban Renewal Area South TIF
Tied To Project:	Resurfacing R33

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

### TIF Taxing District Data Collection

Local Government Name:	WRIGHT COUNTY (99)
Urban Renewal Area:	WRIGHT COUNTY WIND FARM URBAN RENEWAL (99026)
TIF Taxing District Name:	WRIGHT COUNTY/CL-GF SCH/WALL LAKE TWP/UR WINDFARM TIF INC
TIF Taxing District Inc. Number:	990162
TIF Taxing District Base Year:	2009
FY TIF Revenue First Received:	2012
Subject to a Statutory end date?	No

	UR Designation
Slum	No
Blighted	No
Economic Development	10/2010

### 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	9,794,310	0	0	9,794,310	0	9,794,310
Taxable	0	0	0	8,814,879	0	0	8,814,879	0	8,814,879
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	4,664,040	5,130,270	5,130,270	0	0

FY 2023 TIF Revenue Received: 119,421

### TIF Taxing District Data Collection

Local Government Name:	WRIGHT COUNTY (99)
Urban Renewal Area:	WRIGHT COUNTY WIND FARM URBAN RENEWAL (99026)
TIF Taxing District Name:	WRIGHT COUNTY/WEBSTER CITY SCH (NEH)/VERNON TWP/UR WINDFARM TIF INC
TIF Taxing District Inc. Number:	990164
TIF Taxing District Base Year:	2009
FY TIF Revenue First Received:	2012
Subject to a Statutory end date?	No

	UR Designation
Slum	No
Blighted	No
Economic Development	10/2010

### 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	2,365,380	0	0	2,365,380	0	2,365,380
Taxable	0	0	0	2,128,842	0	0	2,128,842	0	2,128,842
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	262,816	2,102,564	2,102,564	0	0

FY 2023 TIF Revenue Received: 48,943

TIF Taxing District Data Collection

Local Government Name:	WRIGHT COUNTY (99)
Urban Renewal Area:	WRIGHT COUNTY WIND FARM URBAN RENEWAL (99026)
TIF Taxing District Name:	WRIGHT COUNTY/WEBSTER CITY SCH (NEH)/WALL LAKE TWP/UR
WINDFARM TIF INC	
TIF Taxing District Inc. Number:	990166
TIF Taxing District Base Year:	2009
FY TIF Revenue First Received:	2012
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2010

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	13,589,100	0	0	13,589,100	0	13,589,100
Taxable	0	0	0	12,230,190	0	0	12,230,190	0	12,230,190
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	4,560,594	9,028,506	9,028,506	0	0

FY 2023 TIF Revenue Received: 210,162



**Urban Renewal Area Data Collection**

Local Government Name: WRIGHT COUNTY (99)  
 Urban Renewal Area: AGRIBUSINESS INDUSTRIAL URBAN RENEWAL  
 UR Area Number: 99028

UR Area Creation Date: 08/2016

UR Area Purpose: Job creation opportunities and strengthening the property tax base. Providing land and resources for new and expanded commercial, industrial and agri-business development. Provide municipal infrastructure, services and facilities.

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
TROY TWP/EAGLE GROVE SCH AGRIBUSINESS TIF INC	990180	990181	100,414,530

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	8,080,300	59,700	460,600	111,111,100	0	0	119,711,700	0	119,711,700
Taxable	7,194,795	32,316	414,540	99,999,990	0	0	107,641,641	0	107,641,641
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:**

772,521

0

**Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue:	2,460,171
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>2,460,171</b>

Rebate Expenditures:	548,790
Non-Rebate Expenditures:	1,832,117
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>2,380,907</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:**

851,785

0

**Amount of 06-30-2023 Cash Balance Restricted for LMI**

## Projects For AGRIBUSINESS INDUSTRIAL URBAN RENEWAL

### EG School Support

Description:	Educational Facilities Enhancement Project
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

### EG Wastewater Treatment Facility

Description:	Support construction of wastewater treatment facility in Eagle Grove
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	No

### Transportation Improvement Project

Description:	Turning Lanes on HWY 17 and C56
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Prestage Development Agreement

Description:	Incentives of 32% Rebate back to Company
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

### AgriBusiness Park Land Purchase

Description:	Purchase of 80 Acres
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

### AgriBusiness Park Infrastructure

Description:	Streets, utilities, and storm sewer construction
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

# Debts/Obligations For AGRIBUSINESS INDUSTRIAL URBAN RENEWAL

## Revenue Bonds EG School

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	1,025,000
Interest:	160,058
Total:	1,185,058
Annual Appropriation?:	No
Date Incurred:	06/02/2018
FY of Last Payment:	2030

## State Revolving Fund EG Sewer

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	3,295,000
Interest:	265,458
Total:	3,560,458
Annual Appropriation?:	No
Date Incurred:	02/01/2018
FY of Last Payment:	2038

## RISE Road Project

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	270,000
Interest:	16,500
Total:	286,500
Annual Appropriation?:	No
Date Incurred:	06/18/2018
FY of Last Payment:	2025

## AgriBusiness Park Land Purchase

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	533,335
Interest:	4,448
Total:	537,783
Annual Appropriation?:	No
Date Incurred:	01/15/2019
FY of Last Payment:	2022

## AgriBusiness Park Infrastructure

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,741,844
Interest:	62,405
Total:	1,804,249
Annual Appropriation?:	No
Date Incurred:	06/04/2019
FY of Last Payment:	2022

## Prestage Development Agree.

Debt/Obligation Type:	Rebates
Principal:	6,681,444
Interest:	0

Total:	6,681,444
Annual Appropriation?:	Yes
Date Incurred:	08/22/2016
FY of Last Payment:	2030

**Non-Rebates For AGRIBUSINESS INDUSTRIAL URBAN RENEWAL**

TIF Expenditure Amount:	94,000
Tied To Debt:	RISE Road Project
Tied To Project:	Transportation Improvement Project

TIF Expenditure Amount:	449,900
Tied To Debt:	State Revolving Fund EG Sewer
Tied To Project:	EG Wastewater Treatment Facility

TIF Expenditure Amount:	148,687
Tied To Debt:	Revenue Bonds EG School
Tied To Project:	EG School Support

TIF Expenditure Amount:	537,784
Tied To Debt:	AgriBusiness Park Land Purchase
Tied To Project:	AgriBusiness Park Land Purchase

TIF Expenditure Amount:	601,746
Tied To Debt:	AgriBusiness Park Infrastructure
Tied To Project:	AgriBusiness Park Infrastructure

## Rebates For AGRIBUSINESS INDUSTRIAL URBAN RENEWAL

### Prestage

TIF Expenditure Amount:	548,790
Rebate Paid To:	Prestage
Tied To Debt:	Prestage Development Agree.
Tied To Project:	Prestage Development Agreement
Projected Final FY of Rebate:	2030

## **Jobs For AGRIBUSINESS INDUSTRIAL URBAN RENEWAL**

Project:	Prestage Development Agreement
Company Name:	Prestage Foods of Iowa LLC
Date Agreement Began:	08/22/2016
Date Agreement Ends:	06/30/2030
Number of Jobs Created or Retained:	922
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	200,000,000
Total Estimated Cost of Public Infrastructure:	468,000

TIF Taxing District Data Collection

Local Government Name:	WRIGHT COUNTY (99)		
Urban Renewal Area:	AGRIBUSINESS INDUSTRIAL URBAN RENEWAL (99028)		
TIF Taxing District Name:	TROY TWP/EAGLE GROVE SCH AGRIBUSINESS TIF INC		
TIF Taxing District Inc. Number:	990181		
TIF Taxing District Base Year:	2018		
FY TIF Revenue First Received:	0		
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	8,080,300	59,700	460,600	111,111,100	0	0	119,711,700	0	119,711,700
Taxable	7,194,795	32,316	414,540	99,999,990	0	0	107,641,641	0	107,641,641
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	11,699,800	107,641,641	100,414,530	7,227,111	175,953

FY 2023 TIF Revenue Received: 2,460,171



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

## Urban Renewal Area Data Collection

Local Government Name: WRIGHT COUNTY (99)  
 Urban Renewal Area: WRIGHT COUNTY RENEWTRIENTS UR  
 UR Area Number: 99031

UR Area Creation Date: 03/2019

UR Area Purpose: Facilitate the use of Urban Renewal for Economic Development. The reconstruction of 275th Street and a tax rebate of not to exceed \$90,000 over a 3 year period.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
LINCOLN TWP/C-G-D SCH/RENEWTRIENTS	990205	990206	3,052,800

## 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	3,392,000	0	0	3,392,000	0	3,392,000
Taxable	0	0	0	3,052,800	0	0	3,052,800	0	3,052,800
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:** **3,684** **0** **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 71,389  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 15,000  
**Total Revenue: 86,389**

Rebate Expenditures: 35,465  
 Non-Rebate Expenditures: 50,200  
 Returned to County Treasurer: 0  
**Total Expenditures: 85,665**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:** **4,408** **0** **Amount of 06-30-2023 Cash Balance Restricted for LMI**

## Projects For WRIGHT COUNTY RENEWTRIENTS UR

### 275th Street reconstruction

Description:	Pave 2,300 feet of 275th Street
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

## Debts/Obligations For WRIGHT COUNTY RENEWTRIENTS UR

### Internal Loan from County

Debt/Obligation Type:	Internal Loans
Principal:	380,000
Interest:	55,744
Total:	435,744
Annual Appropriation?:	No
Date Incurred:	08/12/2019
FY of Last Payment:	2032

### 3 Yr. Tax Rebate 50%

Debt/Obligation Type:	Rebates
Principal:	90,000
Interest:	0
Total:	90,000
Annual Appropriation?:	Yes
Date Incurred:	03/19/2019
FY of Last Payment:	2025

## Non-Rebates For WRIGHT COUNTY RENEWTRIENTS UR

TIF Expenditure Amount:	35,000
Tied To Debt:	Internal Loan from County
Tied To Project:	275th Street reconstruction
TIF Expenditure Amount:	15,200
Tied To Debt:	Internal Loan from County
Tied To Project:	275th Street reconstruction

Rebates For WRIGHT COUNTY RENEWTRIENTS UR

275TH STREET

TIF Expenditure Amount:	35,465
Rebate Paid To:	RENEWTRIENTS
Tied To Debt:	3 Yr. Tax Rebate 50%
Tied To Project:	275th Street reconstruction
Projected Final FY of Rebate:	2025

## Jobs For WRIGHT COUNTY RENEWTRIENTS UR

Project:	275th Street reconstruction
Company Name:	ReNewTrients
Date Agreement Began:	03/18/2019
Date Agreement Ends:	06/30/2030
Number of Jobs Created or Retained:	9
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	0
Total Estimated Cost of Public Infrastructure:	0

TIF Taxing District Data Collection

Local Government Name:	WRIGHT COUNTY (99)		
Urban Renewal Area:	WRIGHT COUNTY RENEWTRIENTS UR (99031)		
TIF Taxing District Name:	LINCOLN TWP/C-G-D SCH/RENEWTRIENTS		
TIF Taxing District Inc. Number:	990206		
TIF Taxing District Base Year:	2019		
FY TIF Revenue First Received:	2022		
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	3,392,000	0	0	3,392,000	0	3,392,000
Taxable	0	0	0	3,052,800	0	0	3,052,800	0	3,052,800
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	102,100	3,052,800	3,052,800	0	0

FY 2023 TIF Revenue Received: 71,389