

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: CASS COUNTY
 Local Government Number: 15

Active Urban Renewal Areas

	U.R. #	# of Tif Taxing Districts
CASS COUNTY CASS-AUDUBON BORDER ECON DEV URBAN RENEWAL	15005	1
CASS COUNTY AMAIZING ENERGY URBAN RENEWAL	15006	3
2017 CASS CO AGRIBUSINESS (ELITE OCTANE) URBAN RENEWAL	15012	2

TIF Debt Outstanding: 1,117,968

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 96,137 0 Amount of 07-01-2024 Cash Balance Restricted for LMI

TIF Revenue:	897,995
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	897,995

Rebate Expenditures:	370,579
Non-Rebate Expenditures:	480,000
Returned to County Treasurer:	0
Total Expenditures:	850,579

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 143,553 0 Amount of 06-30-2025 Cash Balance Restricted for LMI

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 123,836

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Urban Renewal Area Data Collection

Local Government Name: CASS COUNTY (15)
 Urban Renewal Area: CASS COUNTY CASS-AUDUBON BORDER ECON DEV URBAN RENEWAL
 UR Area Number: 15005

UR Area Creation Date: 02/2007

Invest in the provision of infrastructure improvement.
 Encourage and initiate programs for new business development.
 Encourage lenders and private developers to take risks and develop property in the area in accordance with the Master Plan.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
PYMOSA TWP/ATLANTIC SCH/CABEDA UR TIF INCREM	150073	150074	0

Urban Renewal Area Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	401,850	0	0	0	0	0	401,850	0	401,850
Taxable	288,677	0	0	0	0	0	288,677	0	288,677
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 0 0 **Amount of 07-01-2024 Cash Balance Restricted for LMI**

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

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 0 0 **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For CASS COUNTY CASS-AUDUBON BORDER ECON DEV URBAN RENEWAL

Purchase of Land

Description:	Land for business development
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For CASS COUNTY CASS-AUDUBON BORDER ECON DEV URBAN RENEWAL

\$500,000 Valley Bus. Park URA Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	06/30/2012
FY of Last Payment:	2022

FY2016 Interest

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	06/30/2016
FY of Last Payment:	2022

**Non-Rebates For CASS COUNTY CASS-AUDUBON BORDER ECON DEV
URBAN RENEWAL**

TIF Expenditure Amount:	0
Tied To Debt:	\$500,000 Valley Bus. Park URA Bond
Tied To Project:	Purchase of Land

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This was an URA, only, and TIF was not used.
The initial loan was retired in FY2019. The URA was not used this fiscal year.
The URA was repealed this year in Ordinance 40.

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2025

0

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TIF Taxing District Data Collection

Local Government Name: CASS COUNTY (15)
 Urban Renewal Area: CASS COUNTY CASS-AUDUBON BORDER ECON DEV URBAN RENEWAL (15005)
 TIF Taxing District Name: PYMOSA TWP/ATLANTIC SCH/CABEDA UR TIF INCREM
 TIF Taxing District Inc. Number: 150074
 TIF Taxing District Base Year: 2005
 FY TIF Revenue First Received: 2010
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	401,850	0	0	0	0	0	401,850	0	401,850
Taxable	288,677	0	0	0	0	0	288,677	0	288,677
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	198,892	202,958	0	202,958	4,645

FY 2025 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: CASS COUNTY (15)
 Urban Renewal Area: CASS COUNTY AMAIZING ENERGY URBAN RENEWAL
 UR Area Number: 15006

UR Area Creation Date: 05/2007

UR Area Purpose: Invest in the provision of infrastructure improvement. Provide sufficient land for improved new industrial development. Encourage new industrial development. Encourage lenders and developers to take risks and develop property in the area.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
PYMOSA TWP/ATLANTIC SCH/AMAIZING ENERGY UR TIF INCREMENT	150075	150076	0
BRIGHTON TWP/ATLANTIC SCH/AMAIZING ENERGY UR TIF INCREMENT	150079	150080	0
GROVE TWP/ATLANTIC SCH/AMAIZING ENERGY TIF INCREMENT	150081	150082	0

Urban Renewal Area Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	348,140	0	6,359,620	0	0	0	6,707,760	0	6,707,760
Taxable	250,093	0	5,407,776	0	0	0	5,657,869	0	5,657,869
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	0	0	Amount of 07-01-2024 Cash Balance Restricted for LMI						
TIF Revenue:	0								
TIF Sp. Revenue Fund Interest:	0								
Property Tax Replacement Claims	0								
Asset Sales & Loan Repayments:	0								
Total Revenue:	0								
Rebate Expenditures:	0								
Non-Rebate Expenditures:	0								
Returned to County Treasurer:	0								
Total Expenditures:	0								
TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	0				0		Amount of 06-30-2025 Cash Balance Restricted for LMI		

Projects For CASS COUNTY AMAIZING ENERGY URBAN RENEWAL

AE Water/Sewer Extension

Description:	Extend AMU Water/Sewer to AE URA
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For CASS COUNTY AMAIZING ENERGY URBAN RENEWAL

\$520,000 GenOblig AE URA Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	08/24/2011
FY of Last Payment:	2031

FY2019 Interest on loan

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	06/30/2016
FY of Last Payment:	2031

Non-Rebates For CASS COUNTY AMAIZING ENERGY URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	\$520,000 GenOblig AE URA Bond
Tied To Project:	AE Water/Sewer Extension

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Bond/loan was retired in FY2019. The URA was not used this fiscal year. The URA was repealed this year in Ordinance 41.

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2025

0

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TIF Taxing District Data Collection

Local Government Name: CASS COUNTY (15)
 Urban Renewal Area: CASS COUNTY AMAIZING ENERGY URBAN RENEWAL (15006)
 TIF Taxing District Name: PYMOSA TWP/ATLANTIC SCH/AMAIZING ENERGY UR TIF INCREMENT
 TIF Taxing District Inc. Number: 150076
 TIF Taxing District Base Year: 2009
 FY TIF Revenue First Received: 2012
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2031

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2007

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	43,180	0	4,651,090	0	0	0	4,694,270	0	4,694,270
Taxable	31,019	0	4,017,878	0	0	0	4,048,897	0	4,048,897
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	2,029,160	2,665,110	0	2,665,110	61,002

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: CASS COUNTY (15)
 Urban Renewal Area: CASS COUNTY AMAIZING ENERGY URBAN RENEWAL (15006)
 TIF Taxing District Name: BRIGHTON TWP/ATLANTIC SCH/AMAIZING ENERGY UR TIF INCREMENT
 TIF Taxing District Inc. Number: 150080
 TIF Taxing District Base Year: 2009
 FY TIF Revenue First Received: 2012
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2031

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2007

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	21,480	0	0	0	0	0	21,480	0	21,480
Taxable	15,431	0	0	0	0	0	15,431	0	15,431
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	13,809	7,671	0	7,671	177

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: CASS COUNTY (15)
 Urban Renewal Area: CASS COUNTY AMAIZING ENERGY URBAN RENEWAL (15006)
 TIF Taxing District Name: GROVE TWP/ATLANTIC SCH/AMAIZING ENERGY TIF INCREMENT
 TIF Taxing District Inc. Number: 150082
 TIF Taxing District Base Year: 2009
 FY TIF Revenue First Received: 2012
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2031

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2007

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	283,480	0	1,708,530	0	0	0	1,992,010	0	1,992,010
Taxable	203,643	0	1,389,898	0	0	0	1,593,541	0	1,593,541
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	705,168	1,286,842	0	1,286,842	29,374

FY 2025 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: CASS COUNTY (15)
 Urban Renewal Area: 2017 CASS CO AGRIBUSINESS (ELITE OCTANE) URBAN RENEWAL
 UR Area Number: 15012

UR Area Creation Date: 01/2017

UR Area Purpose: Providing for the division of taxes levied on taxable property in the URA pursuant to CODE OF IOWA 403.19 to pay indebtedness and development agreement expense.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
GROVE TWP/ATLANTIC SCH/ELITE OCTANE TIF INCREMENT	150091	150092	2,100
PYMOSA TWP/ATLANTIC SCH/ELITE OCTANE TIF INCREMENT	150093	150094	39,230,586

Urban Renewal Area Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	57,540	0	0	43,621,660	0	0	43,679,200	0	43,679,200
Taxable	41,334	0	0	39,194,008	0	0	39,235,342	0	39,235,342
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **96,137** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	897,995
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	897,995

Rebate Expenditures:	370,579
Non-Rebate Expenditures:	480,000
Returned to County Treasurer:	0
Total Expenditures:	850,579

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **143,553** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For 2017 CASS CO AGRIBUSINESS (ELITE OCTANE) URBAN RENEWAL

Elite Octane Roadway

Description:	Glacier-Echo Road Construction
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Elite Octane Plant Tax Rebate

Description:	1/2 Tax 15 years up to \$8,500,000
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For 2017 CASS CO AGRIBUSINESS (ELITE OCTANE) URBAN RENEWAL

Elite Octane Roadway

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	746,000
Interest:	23,153
Total:	769,153
Annual Appropriation?:	No
Date Incurred:	09/12/2017
FY of Last Payment:	2026

Elite Octane Roadway

Debt/Obligation Type:	Internal Loans
Principal:	348,815
Interest:	0
Total:	348,815
Annual Appropriation?:	No
Date Incurred:	05/31/2018
FY of Last Payment:	2027

Non-Rebates For 2017 CASS CO AGRIBUSINESS (ELITE OCTANE) URBAN RENEWAL

TIF Expenditure Amount:	480,000
Tied To Debt:	Elite Octane Roadway
Tied To Project:	Elite Octane Roadway

Rebates For 2017 CASS CO AGRIBUSINESS (ELITE OCTANE) URBAN RENEWAL

Elite Octane

TIF Expenditure Amount:	370,579
Rebate Paid To:	Elite Octane LLC
Tied To Debt:	Elite Octane Roadway
Tied To Project:	Elite Octane Plant Tax Rebate
Projected Final FY of Rebate:	2035

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2025

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TIF Taxing District Data Collection

Local Government Name: CASS COUNTY (15)
 Urban Renewal Area: 2017 CASS CO AGRIBUSINESS (ELITE OCTANE) URBAN RENEWAL (15012)
 TIF Taxing District Name: GROVE TWP/ATLANTIC SCH/ELITE OCTANE TIF INCREMENT
 TIF Taxing District Inc. Number: 150092

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 - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	6,620	0	0	0	0	0	6,620	0	6,620
Taxable	4,756	0	0	0	0	0	4,756	0	4,756
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	4,520	2,100	2,100	0	0

FY 2025 TIF Revenue Received: 48

TIF Taxing District Data Collection

Local Government Name: CASS COUNTY (15)
 Urban Renewal Area: 2017 CASS CO AGRIBUSINESS (ELITE OCTANE) URBAN RENEWAL (15012)
 TIF Taxing District Name: PYMOSA TWP/ATLANTIC SCH/ELITE OCTANE TIF INCREMENT
 TIF Taxing District Inc. Number: 150094

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 - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	50,920	0	0	43,621,660	0	0	43,672,580	0	43,672,580
Taxable	36,578	0	0	39,194,008	0	0	39,230,586	0	39,230,586
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,532,660	39,230,586	39,230,586	0	0

FY 2025 TIF Revenue Received: 897,947