

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: CHEROKEE COUNTY
 Local Government Number: 18

Active Urban Renewal Areas

CHEROKEE COUNTY LSCP URBAN RENEWAL

**U.R. # of Tif Taxing
Districts**
 18013 1

TIF Debt Outstanding: 2,017,676

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	690,176	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
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TIF Revenue:	1,327,500		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	1,327,500		

Rebate Expenditures:	0		
Non-Rebate Expenditures:	694,982		
Returned to County Treasurer:	0		
Total Expenditures:	694,982		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	1,322,694	0	Amount of 06-30-2025 Cash Balance Restricted for LMI
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Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: CHEROKEE COUNTY (18)
 Urban Renewal Area: CHEROKEE COUNTY LSCP URBAN RENEWAL
 UR Area Number: 18013

UR Area Creation Date: 12/2003

UR Area Purpose: Development of an ethanol plant and subsequent expansion of the facility

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
AMHERST TWP/MARCUS-MERIDEN-CLEGHORN SCH/LSCP-COUNTY UR TIF INCREM	180118	180119	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	59,850	0	0	29,877,430	0	0	29,937,280	0	29,937,280
Taxable	42,994	0	0	26,824,202	0	0	26,867,196	0	26,867,196
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **690,176** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	1,327,500
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	1,327,500

Rebate Expenditures:	0
Non-Rebate Expenditures:	694,982
Returned to County Treasurer:	0
Total Expenditures:	694,982

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **1,322,694** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For CHEROKEE COUNTY LSCP URBAN RENEWAL

Little Sioux UR Road Projects

Description:	Roadway improvements in the Little Sioux UR Area
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For CHEROKEE COUNTY LSCP URBAN RENEWAL

Little Sioux UR Road Project Fund

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	11/24/2015
FY of Last Payment:	2024

Little Sioux UR Road Project Fund

Debt/Obligation Type:	Other Debt
Principal:	2,017,676
Interest:	0
Total:	2,017,676
Annual Appropriation?:	No
Date Incurred:	02/01/2025
FY of Last Payment:	2026

Non-Rebates For CHEROKEE COUNTY LSCP URBAN RENEWAL

TIF Expenditure Amount:	694,982
Tied To Debt:	Little Sioux UR Road Project Fund
Tied To Project:	Little Sioux UR Road Projects

Rebates For CHEROKEE COUNTY LSCP URBAN RENEWAL

parcel #0502200005, 0502200007, 0502200008, 0502200010

TIF Expenditure Amount:	0
Rebate Paid To:	Little Sioux UR Road Project Fund
Tied To Debt:	Little Sioux UR Road Project Fund
Tied To Project:	Little Sioux UR Road Projects
Projected Final FY of Rebate:	2024

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Cash Fund Balance is designated for road projects per Development Agreement

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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: CHEROKEE COUNTY (18)
 Urban Renewal Area: CHEROKEE COUNTY LSCP URBAN RENEWAL (18013)
 TIF Taxing District Name: AMHERST TWP/MARCUS-MERIDEN-CLEGHORN SCH/LSCP-COUNTY UR TIF INCREM
 TIF Taxing District Inc. Number: 180119
 TIF Taxing District Base Year: 2000
 FY TIF Revenue First Received: 2005
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2024

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2003

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	59,850	0	0	29,877,430	0	0	29,937,280	0	29,937,280
Taxable	42,994	0	0	26,824,202	0	0	26,867,196	0	26,867,196
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	48,962	26,867,196	0	26,867,196	485,674

FY 2025 TIF Revenue Received: 1,327,500