

**Annual Urban Renewal Report, Fiscal Year 2024 - 2025**

**Levy Authority Summary**

Local Government Name: DALLAS COUNTY  
 Local Government Number: 25

**Active Urban Renewal Areas**

	<b>U.R. #</b>	<b># of Tif Taxing Districts</b>
2019 DALLAS COUNTY ECONOMIC DEVELOPMENT URBAN RENEWAL AREA	25041	1

**TIF Debt Outstanding:** **0**

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:</b>	<b>44,655</b>	<b>0</b>	<b>Amount of 07-01-2024 Cash Balance Restricted for LMI</b>
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TIF Revenue:	46,355		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
<b>Total Revenue:</b>	<b>46,355</b>		

Rebate Expenditures:	0		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>0</b>		

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b>	<b>91,010</b>	<b>0</b>	<b>Amount of 06-30-2025 Cash Balance Restricted for LMI</b>
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**Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance:** **-91,010**

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**Urban Renewal Area Data Collection**

Local Government Name: DALLAS COUNTY (25)  
 Urban Renewal Area: 2019 DALLAS COUNTY ECONOMIC DEVELOPMENT URBAN RENEWAL AREA  
 UR Area Number: 25041

UR Area Creation Date: 03/2019

UR Area Purpose: UR Area created to establish a TIF district which will be used to facilitate and incentive arrangement with Tyson Fresh Foods. Tyson Foods will improve their existing facility in Perry, Iowa by adding a high capacity chiller to the facility.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
SPRING VALLEY TWP/PERRY SCH/2019 DALLAS COUNTY ECONOMIC DEVELOPMENT URA 25041/19 TIF ORD 61 INCREMENT	250613	250614	2,370,594

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	8,460	0	0	10,494,830	0	0	10,503,290	0	10,503,290
Taxable	6,077	0	0	9,383,403	0	0	9,389,480	0	9,389,480
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:** 44,655      **0**      **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	46,355
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>46,355</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>0</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:** 91,010      **0**      **Amount of 06-30-2025 Cash Balance Restricted for LMI**

## **Projects For 2019 DALLAS COUNTY ECONOMIC DEVELOPMENT URBAN RENEWAL AREA**

### **Tyson Meats LLC**

Description:	Plant improvements - chillers
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

## **Debts/Obligations For 2019 DALLAS COUNTY ECONOMIC DEVELOPMENT URBAN RENEWAL AREA**

### **Dallas County Tyson URA**

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	04/02/2019
FY of Last Payment:	2027

## **Rebates For 2019 DALLAS COUNTY ECONOMIC DEVELOPMENT URBAN RENEWAL AREA**

### **Tyson Plant in Perry Iowa**

TIF Expenditure Amount:	0
Rebate Paid To:	Tyson
Tied To Debt:	Dallas County Tyson URA
Tied To Project:	Tyson Meats LLC
Projected Final FY of Rebate:	2027

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The Development Agreement between Tyson and the Dallas County was terminated in Oct 2024 because of the company's decision to close the Perry facility in June 2024. Rebates were withheld as a result and the money returned to the jurisdictions in July 2025.

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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: DALLAS COUNTY (25)  
 Urban Renewal Area: 2019 DALLAS COUNTY ECONOMIC DEVELOPMENT URBAN RENEWAL AREA (25041)  
 TIF Taxing District Name: SPRING VALLEY TWP/PERRY SCH/2019 DALLAS COUNTY ECONOMIC DEVELOPMENT URA 25041/19 TIF ORD 61 INCREMENT  
 TIF Taxing District Inc. Number: 250614  
 TIF Taxing District Base Year: 2018  
 FY TIF Revenue First Received: 2022  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2027

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2019

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	8,460	0	0	10,494,830	0	0	10,503,290	0	10,503,290
Taxable	6,077	0	0	9,383,403	0	0	9,389,480	0	9,389,480
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	5,235,280	5,268,010	2,370,594	2,897,416	54,066

FY 2025 TIF Revenue Received: 46,355