

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

**Levy Authority Summary**

Local Government Name: FAYETTE COUNTY  
 Local Government Number: 33

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
FAYETTE COUNTY URBAN RENEWAL	33014	1
FAYETTE COUNTY 2017 URBAN RENEWAL 2	33016	1

**TIF Debt Outstanding:** **2,463,798**

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:</b>	<b>0</b>	<b>0</b>	<b>Amount of 07-01-2024 Cash Balance Restricted for LMI</b>
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TIF Revenue:	107,333	
TIF Sp. Revenue Fund Interest:	0	
Property Tax Replacement Claims	0	
Asset Sales & Loan Repayments:	0	
<b>Total Revenue:</b>	<b>107,333</b>	

Rebate Expenditures:	107,333	
Non-Rebate Expenditures:	0	
Returned to County Treasurer:	0	
<b>Total Expenditures:</b>	<b>107,333</b>	

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b>	<b>0</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:** **2,356,465**

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**Urban Renewal Area Data Collection**

Local Government Name: FAYETTE COUNTY (33)  
 Urban Renewal Area: FAYETTE COUNTY URBAN RENEWAL  
 UR Area Number: 33014

UR Area Creation Date: 07/2013

1. To contribute to a diversified, well-balanced local economy by creating jobs opportunities and strengthening the property tax base. To stimulate private investment in industrial & commercial development, & to encourage job retention, growth & expansion.

UR Area Purpose:

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
FAYETTE CO/OELWEIN SCH/FAYETTE CO 2013/UR TIF INCREM	330209	330210	4,737,100

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	6,796,980	0	0	0	6,796,980	0	6,796,980
Taxable	0	0	6,051,796	0	0	0	6,051,796	0	6,051,796
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:	101,188
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>101,188</b>

Rebate Expenditures:	101,188
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>101,188</b>

**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 FAYETTE COUNTY URBAN RENEWAL

### Viafield Project

Description:	New Grain Loading Facility
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	Yes

## Debts/Obligations For FAYETTE COUNTY URBAN RENEWAL

### Viafield Project

Debt/Obligation Type:	Rebates
Principal:	1,376,175
Interest:	0
Total:	1,376,175
Annual Appropriation?:	No
Date Incurred:	07/29/2013
FY of Last Payment:	2025

## Rebates For FAYETTE COUNTY URBAN RENEWAL

### 18862 60th St. Oelwein, IA

TIF Expenditure Amount:	101,188
Rebate Paid To:	Viafield
Tied To Debt:	Viafield Project
Tied To Project:	Viafield Project
Projected Final FY of Rebate:	2025

## Jobs For FAYETTE COUNTY URBAN RENEWAL

Project:	Viafield Project
Company Name:	Viafield
Date Agreement Began:	07/29/2013
Date Agreement Ends:	06/01/2025
Number of Jobs Created or Retained:	2
Total Annual Wages of Required Jobs:	62,000
Total Estimated Private Capital Investment:	17,000,000
Total Estimated Cost of Public Infrastructure:	0

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**TIF Taxing District Data Collection**

Local Government Name: FAYETTE COUNTY (33)  
 Urban Renewal Area: FAYETTE COUNTY URBAN RENEWAL (33014)  
 TIF Taxing District Name: FAYETTE CO/OELWEIN SCH/FAYETTE CO 2013/UR TIF INCREM  
 TIF Taxing District Inc. Number: 330210  
 TIF Taxing District Base Year: 2013  
 FY TIF Revenue First Received: 2016  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2025

UR Designation	
Slum	No
Blighted	No
Economic Development	07/2013

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	6,796,980	0	0	0	6,796,980	0	6,796,980
Taxable	0	0	6,051,796	0	0	0	6,051,796	0	6,051,796
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	86,790	6,051,796	4,737,100	1,314,696	27,585

FY 2025 TIF Revenue Received: 101,188

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**Urban Renewal Area Data Collection**

Local Government Name: FAYETTE COUNTY (33)  
 Urban Renewal Area: FAYETTE COUNTY 2017 URBAN RENEWAL 2  
 UR Area Number: 33016

UR Area Creation Date: 12/2016

To contribute to a diversified, well-balanced local economy by creating job opportunities and strengthening the property tax base. To promote economic growth through the encouragement of commercial, industrial & agribusiness development.

UR Area Purpose:

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
FAYETTE CO/WEST CENTRAL SCH/FAYETTE CO 2017/UR2 TIF INCREM.	330225	330226	1,532,468

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	2,611,430	0	0	0	2,611,430	0	2,611,430
Taxable	0	0	2,219,315	0	0	0	2,219,315	0	2,219,315
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:	6,145
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>6,145</b>

Rebate Expenditures:	6,145
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>6,145</b>

**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 FAYETTE COUNTY 2017 URBAN RENEWAL 2

### Viafield Coop Dev. 2017

Description:	New Fertilizer Drying Facility
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	Yes

## Debts/Obligations For FAYETTE COUNTY 2017 URBAN RENEWAL 2

### Viafield Coop Dev. 2017

Debt/Obligation Type:	Rebates
Principal:	1,087,623
Interest:	0
Total:	1,087,623
Annual Appropriation?:	No
Date Incurred:	12/12/2016
FY of Last Payment:	2026

### Fayette County Admin. Debt.

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/27/2017
FY of Last Payment:	2019

## Rebates For FAYETTE COUNTY 2017 URBAN RENEWAL 2

### 18862 60th St., Oelwein, IA

TIF Expenditure Amount:	6,145
Rebate Paid To:	Viafield
Tied To Debt:	Viafield Coop Dev. 2017
Tied To Project:	Viafield Coop Dev. 2017
Projected Final FY of Rebate:	2026

### 114 N. Vine, West Union, IA

TIF Expenditure Amount:	0
Rebate Paid To:	Fayette County
Tied To Debt:	Fayette County Admin. Debt.
Tied To Project:	Viafield Coop Dev. 2017
Projected Final FY of Rebate:	2019

## Jobs For FAYETTE COUNTY 2017 URBAN RENEWAL 2

Project:	Viafield Coop Dev. 2017
Company Name:	Viafield
Date Agreement Began:	12/12/2016
Date Agreement Ends:	06/01/2026
Number of Jobs Created or Retained:	15
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	0
Total Estimated Cost of Public Infrastructure:	0

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This TIF Project is just being set up. No TIF Revenues or Payments have been made on this project in FY2018.

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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: FAYETTE COUNTY (33)  
 Urban Renewal Area: FAYETTE COUNTY 2017 URBAN RENEWAL 2 (33016)  
 TIF Taxing District Name: FAYETTE CO/WEST CENTRAL SCH/FAYETTE CO 2017/UR2 TIF INCREM.  
 TIF Taxing District Inc. Number: 330226  
 TIF Taxing District Base Year: 2016  
 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	0	0	2,611,430	0	0	0	2,611,430	0	2,611,430
Taxable	0	0	2,219,315	0	0	0	2,219,315	0	2,219,315
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	568,140	2,043,290	1,532,468	510,822	10,104

FY 2025 TIF Revenue Received: 6,145