

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: GUTHRIE COUNTY
 Local Government Number: 39

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
GUTHRIE COUNTY STUART AG PARK 1999 URBAN RENEWAL	39009	2
GUTHRIE COUNTY BAYARD FC 1999 URBAN RENEWAL	39011	1
GUTHRIE COUNTY TALL CORN ETHANOL 2001 URBAN RENEWAL	39016	1
GUTHRIE CO WINDFARM 2013 URBAN RENEWAL	39019	1

TIF Debt Outstanding: 16,625,355

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:		Amount of 07-01-2024 Cash Balance Restricted for LMI
	27,910	0
TIF Revenue:	1,365,141	
TIF Sp. Revenue Fund Interest:	0	
Property Tax Replacement Claims	0	
Asset Sales & Loan Repayments:	0	
Total Revenue:	1,365,141	
Rebate Expenditures:	0	
Non-Rebate Expenditures:	1,409,556	
Returned to County Treasurer:	0	
Total Expenditures:	1,409,556	

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	-16,505	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: 15,232,304

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Urban Renewal Area Data Collection

Local Government Name: GUTHRIE COUNTY (39)
 Urban Renewal Area: GUTHRIE COUNTY STUART AG PARK 1999 URBAN RENEWAL
 UR Area Number: 39009

UR Area Creation Date: 03/1999

The goal of the plan is to stimulate private investments in agriculture based commercial and industrial expansions and area development. By using redevelopment tools provided in Chapter 403 and increases in tax values generated by new improvements the County intends to provide and to construct necessary public facilities needed or provide direct economic development assistance to enhance the County’s attractiveness to developers and overall redevelopment efforts as associated with agriculture based business and industry.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
BEAVER TWP/WEST CENTRAL VALLEY SCH/ST AG PARK-99 INCREM	390121	390122	0
STUART TWP/WEST CENTRAL VALLEY SCH/ST AG PARK-99 INCREM	390123	390124	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	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
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**

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Records indicate URA was created in March 1999; however, there is no indication of which FY the County first received TIF revenue. Records indicate TIF revenue was NOT collected as far back as AY2003 payable TY2005. The statutory end date is 20 years.

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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: GUTHRIE COUNTY (39)
 Urban Renewal Area: GUTHRIE COUNTY STUART AG PARK 1999 URBAN RENEWAL (39009)
 TIF Taxing District Name: BEAVER TWP/WEST CENTRAL VALLEY SCH/ST AG PARK-99 INCREM
 TIF Taxing District Inc. Number: 390122
 TIF Taxing District Base Year: 1998
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	03/1999

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	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	2,481,158	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: GUTHRIE COUNTY (39)
 Urban Renewal Area: GUTHRIE COUNTY STUART AG PARK 1999 URBAN RENEWAL (39009)
 TIF Taxing District Name: STUART TWP/WEST CENTRAL VALLEY SCH/ST AG PARK-99 INCREM
 TIF Taxing District Inc. Number: 390124
 TIF Taxing District Base Year: 1998
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	03/1999

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	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	274,647	0	0	0	0

FY 2025 TIF Revenue Received: 0

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Records indicate URA was created in November 1999; however, there is no indication of which FY the County first received TIF revenue. Records indicate TIF revenue was collected as far back as AY2003 payable TY2005. The statutory end date is 20 years.

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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: GUTHRIE COUNTY (39)
 Urban Renewal Area: GUTHRIE COUNTY BAYARD FC 1999 URBAN RENEWAL (39011)
 TIF Taxing District Name: BAYARD CITY/COON RAPIDS BAYARD SCH/FARM COOP UR-99 INCREM
 TIF Taxing District Inc. Number: 390128
 TIF Taxing District Base Year: 1998
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1999

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	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,286,388	0	0	0	0

FY 2025 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: GUTHRIE COUNTY (39)
 Urban Renewal Area: GUTHRIE COUNTY TALL CORN ETHANOL 2001 URBAN RENEWAL
 UR Area Number: 39016

UR Area Creation Date: 06/2001

The goal of the plan is to stimulate private investments in commercial and industrial expansions and area development. By using redevelopment tools provided in Chapter 403 and increases in tax values generated by new improvements the County intends to provide property and to construct necessary public facilities needed or provide direct economic development assistance to enhance the County's attractiveness to developers and overall redevelopment efforts as associated with business and industry.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
ORANGE TWP/COON RAPIDS BAYARD SCH/TALLCORN TIF INCREM	390144	390145	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	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
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				

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The TIF was paid off in FY12-13. The remaining balance was returned to the Treasurer and it was reallocated after FYE06.30.13. The fund has a zero balance August 30, 2013.

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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: GUTHRIE COUNTY (39)
 Urban Renewal Area: GUTHRIE COUNTY TALL CORN ETHANOL 2001 URBAN RENEWAL (39016)
 TIF Taxing District Name: ORANGE TWP/COON RAPIDS BAYARD SCH/TALLCORN TIF INCREM
 TIF Taxing District Inc. Number: 390145
 TIF Taxing District Base Year: 2001
 FY TIF Revenue First Received: 2001
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2021

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2001

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	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	351,128	0	0	0	0

FY 2025 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: GUTHRIE COUNTY (39)
 Urban Renewal Area: GUTHRIE CO WINDFARM 2013 URBAN RENEWAL
 UR Area Number: 39019

UR Area Creation Date: 06/2013

To use incremental property tax revenues generated by wind turbine properties to finance county road and other public improvements that are intended to promote the quality of life for all residents of Guthrie County and to encourage private investment.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
GRANT TWP/ADAIR-CASEY SCHOOL/WINDFARM TIF INCREM	390160	390161	60,736,808

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	0	69,668,200	0	0	69,668,200	0	69,668,200
Taxable	0	0	0	60,736,808	0	0	60,736,808	0	60,736,808
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 27,910 0 **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	1,365,141
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	1,365,141

Rebate Expenditures:	0
Non-Rebate Expenditures:	1,409,556
Returned to County Treasurer:	0
Total Expenditures:	1,409,556

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: -16,505 0 **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For GUTHRIE CO WINDFARM 2013 URBAN RENEWAL

Administrative Expenses

Description:	Bond Payments
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

LFM-N54(3)T--7X-39

Description:	ROAD CONSTRUCTION PROJECT
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

BRIDGE/CULVERT REPAIR/MAINTENANCE/CONSTRUCTION

Description:	BRIDGE REPAIR/MAINTENANCE/CONSTRUCTION
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

L-DO328T BRIDGE MAINT

Description:	BRIDGE REPAIR
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

L-C039 (HI347T) - BOX CULVERT CONST

Description:	BOX CULVERT
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

L-SE267T BRIDGE MAINT

Description:	BRIDGE REPAIR
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

L-SE278T BRIDGE REPL

Description:	BRIDGE REPAIR
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

L-OR391AT HMA Maintenance Paving at Box Culvert

Description:	BRIDGE REPAIR
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

L-NW3T Replace Bridge w/Culvert

Description:	BOX CULVERT
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Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

L-VI237T Construction

Description:	BOX CULVERT
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

L-SC116T Bridge Replacement

Description:	BRIDGE REPLACEMENT
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

L-BE29T Maintenance

Description:	BRIDGE REPAIR
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

BG199ATPP Patch Maintenance

Description:	BOX CULERT PATCH
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For GUTHRIE CO WINDFARM 2013 URBAN RENEWAL

GO Refunding Bonds; 2021B

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	6,005,000
Interest:	439,450
Total:	6,444,450
Annual Appropriation?:	No
Date Incurred:	06/28/2021
FY of Last Payment:	2031

GO Urban Renewal Bonds, 2022A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	8,070,000
Interest:	2,110,905
Total:	10,180,905
Annual Appropriation?:	No
Date Incurred:	05/25/2022
FY of Last Payment:	2035

Non-Rebates For GUTHRIE CO WINDFARM 2013 URBAN RENEWAL

TIF Expenditure Amount:	969,839
Tied To Debt:	GO Refunding Bonds; 2021B
Tied To Project:	Administrative Expenses
TIF Expenditure Amount:	439,717
Tied To Debt:	GO Urban Renewal Bonds, 2022A
Tied To Project:	Administrative Expenses

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TIF Taxing District Data Collection

Local Government Name: GUTHRIE COUNTY (39)
 Urban Renewal Area: GUTHRIE CO WINDFARM 2013 URBAN RENEWAL (39019)
 TIF Taxing District Name: GRANT TWP/ADAIR-CASEY SCHOOL/WINDFARM TIF INCREM
 TIF Taxing District Inc. Number: 390161
 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: 2036

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2013

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	0	69,668,200	0	0	69,668,200	0	69,668,200
Taxable	0	0	0	60,736,808	0	0	60,736,808	0	60,736,808
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1	60,736,808	60,736,808	0	0

FY 2025 TIF Revenue Received: 1,365,141