

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: KOSSUTH COUNTY
 Local Government Number: 55

Active Urban Renewal Areas

BUFFALO TWP KOSSUTH COUNTY URBAN RENEWAL

**U.R. # of Tif Taxing
Districts**
55007 1

TIF Debt Outstanding: 1,510,440

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 343 0 **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue: 146,597
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims 105
 Asset Sales & Loan Repayments: 0
Total Revenue: 146,702

Rebate Expenditures: 0
 Non-Rebate Expenditures: 146,702
 Returned to County Treasurer: 0
Total Expenditures: 146,702

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 343 0 **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 1,363,395

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Urban Renewal Area Data Collection

Local Government Name: KOSSUTH COUNTY (55)
 Urban Renewal Area: BUFFALO TWP KOSSUTH COUNTY URBAN RENEWAL
 UR Area Number: 55007

UR Area Creation Date: 07/2012

The objectives of this Urban Renewal Area are designed to provide opportunities, incentives and public infrastructure in support of new and existing development within the Urban Renewal Area and to provide new job opportunities.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
BUFFALO TWP TITONKA SCH KOSSUTH COUNTY TIF INCR	550141	550142	7,515,947

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	8,423,814	0	0	0	8,423,814	0	8,423,814
Taxable	0	0	7,515,947	0	0	0	7,515,947	0	7,515,947
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **343** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	146,597
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Property Tax Replacement Claims	105
Asset Sales & Loan Repayments:	0
Total Revenue:	146,702

Rebate Expenditures:	0
Non-Rebate Expenditures:	146,702
Returned to County Treasurer:	0
Total Expenditures:	146,702

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **343** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For BUFFALO TWP KOSSUTH COUNTY URBAN RENEWAL

Gold Eagle Cooperative

Description:	Grain Bin Site
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	No

Kossuth County

Description:	Internal Loan
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	No

330th St. Lane Widening Infrastructure Project

Description:	Internal Loan for Road Widening Project
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Road, Bridge and Culvert & Fair Grandstand

Description:	Internal Loan
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For BUFFALO TWP KOSSUTH COUNTY URBAN RENEWAL

Gold Eagle

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	07/01/2012
FY of Last Payment:	2024

Kossuth County

Debt/Obligation Type:	Internal Loans
Principal:	457,500
Interest:	0
Total:	457,500
Annual Appropriation?:	Yes
Date Incurred:	02/25/2020
FY of Last Payment:	2030

Kossuth County

Debt/Obligation Type:	Internal Loans
Principal:	1,000,000
Interest:	0
Total:	1,000,000
Annual Appropriation?:	Yes
Date Incurred:	11/26/2024
FY of Last Payment:	2034

Kossuth County

Debt/Obligation Type:	Internal Loans
Principal:	52,940
Interest:	0
Total:	52,940
Annual Appropriation?:	Yes
Date Incurred:	03/04/2014
FY of Last Payment:	2024

Non-Rebates For BUFFALO TWP KOSSUTH COUNTY URBAN RENEWAL

TIF Expenditure Amount:	146,702
Tied To Debt:	Kossuth County
Tied To Project:	330th St. Lane Widening Infrastructure Project

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In November 2024 an amendment was made to the existing Buffalo Twp Urban Renewal which added wind turbines to the Urban Renewal. TIF revenue will be collected in FY 25/26

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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: KOSSUTH COUNTY (55)
 Urban Renewal Area: BUFFALO TWP KOSSUTH COUNTY URBAN RENEWAL (55007)
 TIF Taxing District Name: BUFFALO TWP TITONKA SCH KOSSUTH COUNTY TIF INCR
 TIF Taxing District Inc. Number: 550142
 TIF Taxing District Base Year: 2011
 FY TIF Revenue First Received: 2014
 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	8,423,814	0	0	0	8,423,814	0	8,423,814
Taxable	0	0	7,515,947	0	0	0	7,515,947	0	7,515,947
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	106,154	7,515,947	7,515,947	0	0

FY 2025 TIF Revenue Received: 146,597