

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: LYON COUNTY
 Local Government Number: 60

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
LYON COUNTY NOVARTIS URBAN RENEWAL	60007	1
LYON COUNTY SUDENGA INDUSTRIES URBAN RENEWAL	60012	2
LYON COUNTY NOVARTIS DEV. AGREEMENT URBAN RENEWAL	60013	2
CASINO COUNTY TIF	60116	2

TIF Debt Outstanding: 536,055

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:	534,596
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	534,596

Rebate Expenditures:	70,596
Non-Rebate Expenditures:	464,000
Returned to County Treasurer:	0
Total Expenditures:	534,596

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

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 1,459

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Urban Renewal Area Data Collection

Local Government Name: LYON COUNTY (60)
 Urban Renewal Area: LYON COUNTY NOVARTIS URBAN RENEWAL
 UR Area Number: 60007

UR Area Creation Date: 07/2002

UR Area Purpose: To stabilize, revitalize and improve the county by encouraging new agri-based economic development and provide the opportunity for creating new vital and competitive jobs for persons of Lyon County.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
SIOUX TWP/WEST LYON SCH/NOVARTIS TIF INCREMENT	600088	600089	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

Projects For LYON COUNTY NOVARTIS URBAN RENEWAL

Horse Facility

Description:	Horse lot with wind break & processing facility for blood/serum
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For LYON COUNTY NOVARTIS URBAN RENEWAL

Horse Facility Rebate TIF

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	12/01/2002
FY of Last Payment:	2022

Non-Rebates For LYON COUNTY NOVARTIS URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	Horse Facility Rebate TIF
Tied To Project:	Horse Facility

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Dev Agrmnt were terminated Feb 2019 (Resolution 2019-11) as Elanco sold property and were unable to perform requirements of agreement. Rcvd final payment for all TIF's A&D and B&C of 23,910. This TIF paid out \$5,000 in FY20 py21/22 final payment

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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: LYON COUNTY (60)
 Urban Renewal Area: LYON COUNTY NOVARTIS URBAN RENEWAL (60007)
 TIF Taxing District Name: SIOUX TWP/WEST LYON SCH/NOVARTIS TIF INCREMENT
 TIF Taxing District Inc. Number: 600089
 TIF Taxing District Base Year: 2001
 FY TIF Revenue First Received: 2003
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2024

UR Designation	
Slum	No
Blighted	No
Economic Development	07/2002

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	13,977	0	0	0	0

FY 2025 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: LYON COUNTY (60)
 Urban Renewal Area: LYON COUNTY SUDENGA INDUSTRIES URBAN RENEWAL
 UR Area Number: 60012

UR Area Creation Date: 11/2007

UR Area Purpose: To contribute to a diversified, well-balanced local economy by creating job opporunities and strengthening the property tax base.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
GRANT TWP/GEORGE-LR SCH/SUDENGA INDUSTRIES TIF INCREMENT	600102	600103	0
GRANT TWP/GLR SCHOOL/ SUDENGA-DURALIFT INC	600142	600143	1,240,134

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	3,429,720	0	0	3,429,720	0	3,429,720
Taxable	0	0	0	3,022,923	0	0	3,022,923	0	3,022,923
Homestead Credits									0

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

TIF Revenue:	20,567
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	20,567

Rebate Expenditures:	20,567
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	20,567

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

Projects For LYON COUNTY SUDENGA INDUSTRIES URBAN RENEWAL

Site Expansion

Description:	Expansion of a building on existing facility property
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For LYON COUNTY SUDENGA INDUSTRIES URBAN RENEWAL

Development Agreement

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	12/01/2012
FY of Last Payment:	2022

Duralift Dev Agreement

Debt/Obligation Type:	Rebates
Principal:	22,026
Interest:	0
Total:	22,026
Annual Appropriation?:	No
Date Incurred:	12/01/2015
FY of Last Payment:	2026

Rebates For LYON COUNTY SUDENGA INDUSTRIES URBAN RENEWAL

2002 Kingbird Avenue

TIF Expenditure Amount:	0
Rebate Paid To:	Sudenga Industries
Tied To Debt:	Development Agreement
Tied To Project:	Site Expansion
Projected Final FY of Rebate:	2022

2002 Kingbird Avenue

TIF Expenditure Amount:	20,567
Rebate Paid To:	DuraLift Industries
Tied To Debt:	Development Agreement
Tied To Project:	Site Expansion
Projected Final FY of Rebate:	2026

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There is not a set dollar amount that is given back each year. They receive all dollars generated by the increment. The development agreement states that Sudenga shall donate an amount equal to 30% of the property taxes paid by the Company each tax cycl

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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: LYON COUNTY (60)
 Urban Renewal Area: LYON COUNTY SUDENGA INDUSTRIES URBAN RENEWAL (60012)
 TIF Taxing District Name: GRANT TWP/GEORGE-LR SCH/SUDENGA INDUSTRIES TIF INCREMENT
 TIF Taxing District Inc. Number: 600103
 TIF Taxing District Base Year: 2006
 FY TIF Revenue First Received: 2008
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2007

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	2,022,700	0	0	2,022,700	0	2,022,700
Taxable	0	0	0	1,782,789	0	0	1,782,789	0	1,782,789
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	719,519	1,303,181	0	1,303,181	21,600

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: LYON COUNTY (60)
 Urban Renewal Area: LYON COUNTY SUDENGA INDUSTRIES URBAN RENEWAL (60012)
 TIF Taxing District Name: GRANT TWP/GLR SCHOOL/ SUDENGA-DURALIFT INC
 TIF Taxing District Inc. Number: 600143
 TIF Taxing District Base Year: 2014
 FY TIF Revenue First Received: 2017
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2026

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2014

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	1,407,020	0	0	1,407,020	0	1,407,020
Taxable	0	0	0	1,240,134	0	0	1,240,134	0	1,240,134
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	45,440	1,240,134	1,240,134	0	0

FY 2025 TIF Revenue Received: 20,567

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Urban Renewal Area Data Collection

Local Government Name: LYON COUNTY (60)
 Urban Renewal Area: LYON COUNTY NOVARTIS DEV. AGREEMENT URBAN RENEWAL
 UR Area Number: 60013

UR Area Creation Date: 02/2009

To contribute to a diversified, Well-balanced local economy by creating job opportunities and strengthening the property tax base. To assist in providing land and resources for new and expanded commercial, industrial and agri-business development.

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
CENTENNIAL TWP/WEST LYON SCH/NOVA DEV A&D TIF INCREM	600112	600113	0
SIOUX TWP/WEST LYON SCH/NOVA DEV B&C TIF INCREM	600114	600115	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						

Projects For LYON COUNTY NOVARTIS DEV. AGREEMENT URBAN RENEWAL

Dev Agree Parcels A & D

Description:	Research Farm
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	Yes

Dev Agree Parcels B & C

Description:	AC East and Tech Ops Bldg
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For LYON COUNTY NOVARTIS DEV. AGREEMENT URBAN RENEWAL

Novartis Development Agreement

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	12/01/2012
FY of Last Payment:	2019

Rebates For LYON COUNTY NOVARTIS DEV. AGREEMENT URBAN RENEWAL

Novartis Inc

TIF Expenditure Amount:	0
Rebate Paid To:	Novartis Animal Health US, Inc.
Tied To Debt:	Novartis Development Agreement
Tied To Project:	Dev Agree Parcels A & D
Projected Final FY of Rebate:	2019

Novartis, Inc

TIF Expenditure Amount:	0
Rebate Paid To:	Novartis Animal Health US, Inc
Tied To Debt:	Novartis Development Agreement
Tied To Project:	Dev Agree Parcels B & C
Projected Final FY of Rebate:	2019

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Elanco received all property tax dollars generated each year and per the Development agreement shall make a 30% donation back to the county. Dev Agrmnt were terminated Feb 2019 (Res.2019-11)as Elanco sold property and did not meet requirements. Paid 23,910

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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: LYON COUNTY (60)
 Urban Renewal Area: LYON COUNTY NOVARTIS DEV. AGREEMENT URBAN RENEWAL (60013)
 TIF Taxing District Name: CENTENNIAL TWP/WEST LYON SCH/NOVA DEV A&D TIF INCREM
 TIF Taxing District Inc. Number: 600113
 TIF Taxing District Base Year: 2009
 FY TIF Revenue First Received: 2011
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2021

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2009

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	383,460	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: LYON COUNTY (60)
 Urban Renewal Area: LYON COUNTY NOVARTIS DEV. AGREEMENT URBAN RENEWAL (60013)
 TIF Taxing District Name: SIOUX TWP/WEST LYON SCH/NOVA DEV B&C TIF INCREM
 TIF Taxing District Inc. Number: 600115
 TIF Taxing District Base Year: 2009
 FY TIF Revenue First Received: 2011
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2021

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2009

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	2,771,709	0	0	0	0

FY 2025 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: LYON COUNTY (60)
 Urban Renewal Area: CASINO COUNTY TIF
 UR Area Number: 60116

UR Area Creation Date: 11/2011

To stimulate private investment in industrial and commercial development, and to encourage job retention, growth and expansion.
 To improve county roads and bridges to increase possibilities for economic development. To stimulate private investment in indust and comm development

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
SIOUX TWP / WEST LYON SCHOOL / CASINO TIF INCREM	600116	600117	26,643,927
ALVORDCITY/WLSCH/COUNTY CFE-INCREMENT	600149	600150	2,506,312

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	82,561,100	4,247,680	0	0	86,808,780	0	86,808,780
Taxable	0	0	74,239,504	3,757,426	0	0	77,996,930	0	77,996,930
Homestead Credits									0

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

TIF Revenue:	514,029
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	514,029

Rebate Expenditures:	50,029
Non-Rebate Expenditures:	464,000
Returned to County Treasurer:	0
Total Expenditures:	514,029

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

Projects For CASINO COUNTY TIF

Culvert/Bridge Projects

Description:	Replacement of culverts/bridges
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

CFE Bridges on A34

Description:	Garfield 63W and Doon 38W on A34
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For CASINO COUNTY TIF

Culvert/Bridge Project

Debt/Obligation Type:	Internal Loans
Principal:	464,000
Interest:	0
Total:	464,000
Annual Appropriation?:	Yes
Date Incurred:	12/01/2022
FY of Last Payment:	2024

CFE Projects on A34

Debt/Obligation Type:	Rebates
Principal:	50,029
Interest:	0
Total:	50,029
Annual Appropriation?:	No
Date Incurred:	09/12/2016
FY of Last Payment:	2038

Non-Rebates For CASINO COUNTY TIF

TIF Expenditure Amount:	464,000
Tied To Debt:	Culvert/Bridge Project
Tied To Project:	Culvert/Bridge Projects

Rebates For CASINO COUNTY TIF

Bridges 114&115 on A34

TIF Expenditure Amount:	50,029
Rebate Paid To:	Cooperative Farmers Elevator`
Tied To Debt:	CFE Projects on A34
Tied To Project:	CFE Bridges on A34
Projected Final FY of Rebate:	2038

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The initial purpose of the plan is to facilitate the use of tax increment financing for the carrying out of urban renewal projects consisting of improving county transportation infrastructure and support of financing assistance programs for economic dev.

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2025

464000

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TIF Taxing District Data Collection

Local Government Name: LYON COUNTY (60)
 Urban Renewal Area: CASINO COUNTY TIF (60116)
 TIF Taxing District Name: SIOUX TWP / WEST LYON SCHOOL / CASINO TIF INCREM
 TIF Taxing District Inc. Number: 600117
 TIF Taxing District Base Year: 2010
 FY TIF Revenue First Received: 2013
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2031

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	82,561,100	0	0	0	82,561,100	0	82,561,100
Taxable	0	0	74,239,504	0	0	0	74,239,504	0	74,239,504
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	444,458	74,239,504	26,643,927	47,595,577	772,486

FY 2025 TIF Revenue Received: 464,000

TIF Taxing District Data Collection

Local Government Name: LYON COUNTY (60)
 Urban Renewal Area: CASINO COUNTY TIF (60116)
 TIF Taxing District Name: ALVORDCITY/WLSCH/COUNTY CFE-INCREMENT
 TIF Taxing District Inc. Number: 600150
 TIF Taxing District Base Year: 2016
 FY TIF Revenue First Received: 2017
 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	0	4,247,680	0	0	4,247,680	0	4,247,680
Taxable	0	0	0	3,757,426	0	0	3,757,426	0	3,757,426
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	69,540	3,757,426	2,506,312	1,251,114	26,775

FY 2025 TIF Revenue Received: 50,029