

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: MAHASKA COUNTY (62)
 Urban Renewal Area: MAHASKA COUNTY NW URBAN RENEWAL
 UR Area Number: 62002

UR Area Creation Date: 06/2015

UR Area Purpose: Pure rebate Creation of private development for Welders Shield LLC and Co-Line Welding Inc within the Urban Renewal boundaries

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
RICHLAND TWP/LYNNVILLE-SULLY SCH/SULLY FIRE/NW URBAN RENEWAL AREA TIF INCREMENT	620091	620092	5,697,060

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	692,780	200,280	0	9,065,340	0	0	9,958,400	0	9,958,400
Taxable	497,672	92,815	0	7,962,349	0	0	8,552,836	0	8,552,836
Homestead Credits									1

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:	125,862
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	134
Asset Sales & Loan Repayments:	0
Total Revenue:	125,996

Rebate Expenditures:	125,987
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	125,987

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 9 0 **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For MAHASKA COUNTY NW URBAN RENEWAL

NW Urban Renewal

Description:	Rebate for business
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For MAHASKA COUNTY NW URBAN RENEWAL

Developer rebate

Debt/Obligation Type:	Rebates
Principal:	125,986
Interest:	0
Total:	125,986
Annual Appropriation?:	No
Date Incurred:	12/01/2018
FY of Last Payment:	2034

Rebates For MAHASKA COUNTY NW URBAN RENEWAL

1041 Cordova Ave

TIF Expenditure Amount:	125,987
Rebate Paid To:	The Welder's Shield
Tied To Debt:	Developer rebate
Tied To Project:	NW Urban Renewal
Projected Final FY of Rebate:	2034

Jobs For MAHASKA COUNTY NW URBAN RENEWAL

Project:	NW Urban Renewal
Company Name:	Co-Line Welding
Date Agreement Began:	09/08/2015
Date Agreement Ends:	06/01/2034
Number of Jobs Created or Retained:	15
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	3,420,000
Total Estimated Cost of Public Infrastructure:	0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name:	MAHASKA COUNTY (62)
Urban Renewal Area:	MAHASKA COUNTY NW URBAN RENEWAL (62002)
TIF Taxing District Name:	RICHLAND TWP/LYNNVILLE-SULLY SCH/SULLY FIRE/NW URBAN RENEWAL
AREA TIF INCREMENT	
TIF Taxing District Inc. Number:	620092
TIF Taxing District Base Year:	2016
FY TIF Revenue First Received:	2019
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2015

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	692,780	200,280	0	9,065,340	0	0	9,958,400	0	9,958,400
Taxable	497,672	92,815	0	7,962,349	0	0	8,552,836	0	8,552,836
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	4,261,340	5,697,060	5,697,060	0	0

FY 2025 TIF Revenue Received: 125,862

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: MAHASKA COUNTY (62)
 Urban Renewal Area: MAHASKA COUNTY WIND TURBINE URBAN RENEWAL
 UR Area Number: 62003

UR Area Creation Date: 09/2018

The primary goal is the plan is to stimulate, through public involvement and commitment, private investment in new industrial/commercial development by the use of incremental property tax revenue produced from wind turbine properties to improve county road

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
PRAIRIETWP/NMAHASKASCH/NSFIRE/WINDTURBINETIFINCREMENT	620093	620094	40,691,086
MADISONTWP/NMAHASKASCH/NSFIRE/WINDTURBINETIFINCREMENT	620095	620096	3,871,626
ADAMSTWP/NMAHASKASCH/NSFIRE/WINDTURBINETIFINCREMENT	620097	620098	7,879,693

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	60,614,344	0	0	60,614,344	0	60,614,344
Taxable	0	0	0	52,442,405	0	0	52,442,405	0	52,442,405
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 424,168 0 **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	1,151,617
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	982
Asset Sales & Loan Repayments:	0
Total Revenue:	1,152,599

Rebate Expenditures:	0
Non-Rebate Expenditures:	914,044
Returned to County Treasurer:	0
Total Expenditures:	914,044

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 662,723 0 **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For MAHASKA COUNTY WIND TURBINE URBAN RENEWAL

Prairie Wind Urban Renewal

Description:	Economic Development
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For MAHASKA COUNTY WIND TURBINE URBAN RENEWAL

General Obligation Urban Renewal Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	6,830,000
Interest:	458,473
Total:	7,288,473
Annual Appropriation?:	No
Date Incurred:	11/30/2020
FY of Last Payment:	2033

Non-Rebates For MAHASKA COUNTY WIND TURBINE URBAN RENEWAL

TIF Expenditure Amount:	914,044
Tied To Debt:	General Obligation Urban Renewal Bonds
Tied To Project:	Prairie Wind Urban Renewal

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: MAHASKA COUNTY (62)
 Urban Renewal Area: MAHASKA COUNTY WIND TURBINE URBAN RENEWAL (62003)
 TIF Taxing District Name: PRAIRIETWP/NMAHASKASCH/NSFIRE/WINDTURBINETIFINCREMENT
 TIF Taxing District Inc. Number: 620094
 TIF Taxing District Base Year: 2018
 FY TIF Revenue First Received: 2019
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2040

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2018

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	47,128,380	0	0	47,128,380	0	47,128,380
Taxable	0	0	0	40,691,086	0	0	40,691,086	0	40,691,086
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	40,691,086	40,691,086	0	0

FY 2025 TIF Revenue Received: 888,582

TIF Taxing District Data Collection

Local Government Name: MAHASKA COUNTY (62)
 Urban Renewal Area: MAHASKA COUNTY WIND TURBINE URBAN RENEWAL (62003)
 TIF Taxing District Name: MADISONTWP/NMAHASKASCH/NSFIRE/WINDTURBINETIFINCREMENT
 TIF Taxing District Inc. Number: 620096
 TIF Taxing District Base Year: 2018
 FY TIF Revenue First Received: 2019
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2040

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2018

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	4,350,312	0	0	4,350,312	0	4,350,312
Taxable	0	0	0	3,871,626	0	0	3,871,626	0	3,871,626
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	3,871,626	3,871,626	0	0

FY 2025 TIF Revenue Received: 86,693

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: MAHASKA COUNTY (62)
 Urban Renewal Area: MAHASKA COUNTY WIND TURBINE URBAN RENEWAL (62003)
 TIF Taxing District Name: ADAMSTWP/NMAHASKASCH/NSFIRE/WINDTURBINETIFINCREMENT
 TIF Taxing District Inc. Number: 620098
 TIF Taxing District Base Year: 2018
 FY TIF Revenue First Received: 2019
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2040

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2018

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	9,135,652	0	0	9,135,652	0	9,135,652
Taxable	0	0	0	7,879,693	0	0	7,879,693	0	7,879,693
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	7,879,693	7,879,693	0	0

FY 2025 TIF Revenue Received: 176,342