

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: MITCHELL COUNTY
 Local Government Number: 66

| Active Urban Renewal Areas | U.R. # | # of Tif Taxing Districts |
|--|--------|---------------------------|
| MITCHELL COUNTY TURTLE CREEK | 66005 | 6 |
| MITCHELL COUNTY URBAN RENEWAL WINDFARM | 66008 | 1 |
| MITCHELL COUNTY WAYNE URBAN RENEWAL | 66009 | 1 |
| MITCHELL COUNTY OSAGE URBAN RENEWAL | 66010 | 1 |
| OSAGE ELEVATOR REBATE URBAN RENEWAL | 66011 | 1 |
| OTRANTO ABSOLUTE ENERGY REBATE URBAN RENEWAL | 66012 | 1 |
| MITCHELL COUNTY A TO Z DRYING REBATE URBAN RENEWAL | 66015 | 1 |

TIF Debt Outstanding: 19,559,218

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 706,876 0 Amount of 07-01-2024 Cash Balance Restricted for LMI

| | |
|---------------------------------|------------------|
| TIF Revenue: | 4,255,848 |
| TIF Sp. Revenue Fund Interest: | 0 |
| Property Tax Replacement Claims | 7,670 |
| Asset Sales & Loan Repayments: | 887,663 |
| Total Revenue: | 5,151,181 |

| | |
|-------------------------------|------------------|
| Rebate Expenditures: | 504,041 |
| Non-Rebate Expenditures: | 4,495,084 |
| Returned to County Treasurer: | 0 |
| Total Expenditures: | 4,999,125 |

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 858,932 0 Amount of 06-30-2025 Cash Balance Restricted for LMI

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 13,701,161

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Urban Renewal Area Data Collection

Local Government Name: MITCHELL COUNTY (66)
 Urban Renewal Area: MITCHELL COUNTY TURTLE CREEK
 UR Area Number: 66005

UR Area Creation Date:

UR Area Purpose:

| Tax Districts within this Urban Renewal Area | Base No. | Increment No. | Increment Value Used |
|--|----------|---------------|----------------------|
| MITCHELL TWP/OSAGE SCH/MITCH URB REN AMEND3 INCREMENT | 660120 | 660121 | 3,431,314 |
| MITCHELL TWP/ST. ANSGAR SCH/MITCH URB REN AMEND3 INCREMENT | 660122 | 660123 | 7,657,427 |
| STACYVILLE TWP/ST. ANSGAR SCH/MITCH URB REN AMEND3 INCREMENT | 660124 | 660125 | 3,401,855 |
| ST. ANSGAR TWP/OSAGE SCH/MITCH URB REN AMEND3 INCREMENT | 660126 | 660127 | 850,464 |
| ST. ANSGAR TWP/ST. ANSGAR SCH/MITCH URB REN AMEND3 INCREMENT | 660128 | 660129 | 9,965,447 |
| UNION TWP/ST. ANSGAR SCH/MITCH URB REN AMEND3 INCREMENT | 660130 | 660131 | 21,601,303 |

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 | 53,936,350 | 0 | 0 | 53,936,350 | 0 | 53,936,350 |
| Taxable | 0 | 0 | 0 | 46,907,810 | 0 | 0 | 46,907,810 | 0 | 46,907,810 |
| 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: | 974,924 |
| TIF Sp. Revenue Fund Interest: | 0 |
| Property Tax Replacement Claims | 7,670 |
| Asset Sales & Loan Repayments: | 0 |
| Total Revenue: | 982,594 |

| | |
|-------------------------------|------------------|
| Rebate Expenditures: | 0 |
| Non-Rebate Expenditures: | 1,744,270 |
| Returned to County Treasurer: | 0 |
| Total Expenditures: | 1,744,270 |

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **-761,676** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For MITCHELL COUNTY TURTLE CREEK

A to Z Drying

| | |
|----------------------|-----------------------------------|
| Description: | A to Z Drying |
| Classification: | Industrial/manufacturing property |
| Physically Complete: | Yes |
| Payments Complete: | No |

2024A Tax Increment Revenue Bond

| | |
|----------------------|---------------------------------|
| Description: | 2024 Tax Increment Revenue Bond |
| Classification: | Roads, Bridges & Utilities |
| Physically Complete: | No |
| Payments Complete: | No |

2024 Internal Loan

| | |
|----------------------|----------------------------|
| Description: | 2024 Internal Loan |
| Classification: | Roads, Bridges & Utilities |
| Physically Complete: | No |
| Payments Complete: | Yes |

Debts/Obligations For MITCHELL COUNTY TURTLE CREEK

A to Z Drying

| | |
|------------------------|------------|
| Debt/Obligation Type: | Rebates |
| Principal: | 0 |
| Interest: | 0 |
| Total: | 0 |
| Annual Appropriation?: | Yes |
| Date Incurred: | 12/04/2018 |
| FY of Last Payment: | 2031 |

2024A Tax Increment Revenue Bond

| | |
|------------------------|-------------------------|
| Debt/Obligation Type: | TIF Revenue Bonds/Notes |
| Principal: | 2,430,000 |
| Interest: | 256,797 |
| Total: | 2,686,797 |
| Annual Appropriation?: | Yes |
| Date Incurred: | 11/27/2024 |
| FY of Last Payment: | 2027 |

2024 Internal Loan

| | |
|------------------------|----------------|
| Debt/Obligation Type: | Internal Loans |
| Principal: | 0 |
| Interest: | 0 |
| Total: | 0 |
| Annual Appropriation?: | Yes |
| Date Incurred: | 08/13/2024 |
| FY of Last Payment: | 2025 |

Non-Rebates For MITCHELL COUNTY TURTLE CREEK

| | |
|-------------------------|-------------------------------------|
| TIF Expenditure Amount: | 78,891 |
| Tied To Debt: | 2024A Tax Increment Revenue Bond |
| Tied To Project: | 2024A Tax Increment Revenue Bond |

| | |
|-------------------------|--------------------|
| TIF Expenditure Amount: | 1,665,379 |
| Tied To Debt: | 2024 Internal Loan |
| Tied To Project: | 2024 Internal Loan |

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TIF Taxing District Data Collection

Local Government Name: MITCHELL COUNTY (66)
 Urban Renewal Area: MITCHELL COUNTY TURTLE CREEK (66005)
 TIF Taxing District Name: MITCHELL TWP/OSAGE SCH/MITCH URB REN AMEND3 INCREMENT
 TIF Taxing District Inc. Number: 660121
 TIF Taxing District Base Year: 2019
 FY TIF Revenue First Received: 2021
 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 | 3,852,590 | 0 | 0 | 3,852,590 | 0 | 3,852,590 |
| Taxable | 0 | 0 | 0 | 3,431,314 | 0 | 0 | 3,431,314 | 0 | 3,431,314 |
| Homestead Credits | | | | | | | | | 0 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 0 | 3,431,314 | 3,431,314 | 0 | 0 |

FY 2025 TIF Revenue Received: 75,395

TIF Taxing District Data Collection

Local Government Name: MITCHELL COUNTY (66)
 Urban Renewal Area: MITCHELL COUNTY TURTLE CREEK (66005)
 TIF Taxing District Name: MITCHELL TWP/ST. ANSGAR SCH/MITCH URB REN AMEND3 INCREMENT
 TIF Taxing District Inc. Number: 660123
 TIF Taxing District Base Year: 2019
 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 | 0 | 8,668,330 | 0 | 0 | 8,668,330 | 0 | 8,668,330 |
| Taxable | 0 | 0 | 0 | 7,657,427 | 0 | 0 | 7,657,427 | 0 | 7,657,427 |
| Homestead Credits | | | | | | | | | 0 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 0 | 7,657,427 | 7,657,427 | 0 | 0 |

FY 2025 TIF Revenue Received: 158,465

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TIF Taxing District Data Collection

| | | |
|----------------------------------|--|--|
| Local Government Name: | MITCHELL COUNTY (66) | |
| Urban Renewal Area: | MITCHELL COUNTY TURTLE CREEK (66005) | |
| TIF Taxing District Name: | STACYVILLE TWP/ST. ANSGAR SCH/MITCH URB REN AMEND3 INCREMENT | |
| TIF Taxing District Inc. Number: | 660125 | |
| TIF Taxing District Base Year: | 2019 | |
| 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 | 0 | 3,852,600 | 0 | 0 | 3,852,600 | 0 | 3,852,600 |
| Taxable | 0 | 0 | 0 | 3,401,855 | 0 | 0 | 3,401,855 | 0 | 3,401,855 |
| Homestead Credits | | | | | | | | | 0 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 0 | 3,401,855 | 3,401,855 | 0 | 0 |

FY 2025 TIF Revenue Received: 69,940

TIF Taxing District Data Collection

| | | |
|----------------------------------|---|--|
| Local Government Name: | MITCHELL COUNTY (66) | |
| Urban Renewal Area: | MITCHELL COUNTY TURTLE CREEK (66005) | |
| TIF Taxing District Name: | ST. ANSGAR TWP/OSAGE SCH/MITCH URB REN AMEND3 INCREMENT | |
| TIF Taxing District Inc. Number: | 660127 | |
| TIF Taxing District Base Year: | 2019 | |
| 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 | 0 | 963,150 | 0 | 0 | 963,150 | 0 | 963,150 |
| Taxable | 0 | 0 | 0 | 850,464 | 0 | 0 | 850,464 | 0 | 850,464 |
| Homestead Credits | | | | | | | | | 0 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 0 | 850,464 | 850,464 | 0 | 0 |

FY 2025 TIF Revenue Received: 18,787

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TIF Taxing District Data Collection

| | | |
|----------------------------------|--|--|
| Local Government Name: | MITCHELL COUNTY (66) | |
| Urban Renewal Area: | MITCHELL COUNTY TURTLE CREEK (66005) | |
| TIF Taxing District Name: | ST. ANSGAR TWP/ST. ANSGAR SCH/MITCH URB REN AMEND3 INCREMENT | |
| TIF Taxing District Inc. Number: | 660129 | |
| TIF Taxing District Base Year: | 2019 | |
| 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 | 0 | 11,557,800 | 0 | 0 | 11,557,800 | 0 | 11,557,800 |
| Taxable | 0 | 0 | 0 | 9,965,447 | 0 | 0 | 9,965,447 | 0 | 9,965,447 |
| Homestead Credits | | | | | | | | | 0 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 0 | 9,965,447 | 9,965,447 | 0 | 0 |

FY 2025 TIF Revenue Received: 207,400

TIF Taxing District Data Collection

| | | |
|----------------------------------|---|--|
| Local Government Name: | MITCHELL COUNTY (66) | |
| Urban Renewal Area: | MITCHELL COUNTY TURTLE CREEK (66005) | |
| TIF Taxing District Name: | UNION TWP/ST. ANSGAR SCH/MITCH URB REN AMEND3 INCREMENT | |
| TIF Taxing District Inc. Number: | 660131 | |
| TIF Taxing District Base Year: | 2019 | |
| 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 | 0 | 25,041,880 | 0 | 0 | 25,041,880 | 0 | 25,041,880 |
| Taxable | 0 | 0 | 0 | 21,601,303 | 0 | 0 | 21,601,303 | 0 | 21,601,303 |
| Homestead Credits | | | | | | | | | 0 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 0 | 21,601,303 | 21,601,303 | 0 | 0 |

FY 2025 TIF Revenue Received: 444,937

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Urban Renewal Area Data Collection

Local Government Name: MITCHELL COUNTY (66)
 Urban Renewal Area: MITCHELL COUNTY URBAN RENEWAL WINDFARM
 UR Area Number: 66008

UR Area Creation Date: 03/2009

UR Area Purpose: To foster economic development in the area through public improvements such as county roads.

| Tax Districts within this Urban Renewal Area | Base No. | Increment No. | Increment Value Used |
|---|----------|---------------|----------------------|
| STACYVILLE TWP/ST. ANSGAR SCH/PIONEER PRAIRIE WIND FARM TIF INCREMENT | 660097 | 660098 | 51,519,260 |

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 | 57,476,170 | 0 | 0 | 57,476,170 | 0 | 57,476,170 |
| Taxable | 0 | 0 | 0 | 51,519,260 | 0 | 0 | 51,519,260 | 0 | 51,519,260 |
| 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: | 1,059,213 |
| TIF Sp. Revenue Fund Interest: | 0 |
| Property Tax Replacement Claims | 0 |
| Asset Sales & Loan Repayments: | 0 |
| Total Revenue: | 1,059,213 |

| | |
|-------------------------------|----------------|
| Rebate Expenditures: | 0 |
| Non-Rebate Expenditures: | 668,250 |
| Returned to County Treasurer: | 0 |
| Total Expenditures: | 668,250 |

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 390,963 **Amount of 06-30-2025 Cash Balance Restricted for LMI** 0

Projects For MITCHELL COUNTY URBAN RENEWAL WINDFARM

2009 ROADS/REFUNDED 2015B/2021B

| | |
|----------------------|---------------------------------|
| Description: | 2009 ROADS/REFUNDED 2015B/2021B |
| Classification: | Roads, Bridges & Utilities |
| Physically Complete: | Yes |
| Payments Complete: | Yes |

2018A G.O. BOND ROADS/CONSERVATION

| | |
|----------------------|------------------------------------|
| Description: | 2018A G.O. BOND ROADS/CONSERVATION |
| Classification: | Roads, Bridges & Utilities |
| Physically Complete: | Yes |
| Payments Complete: | Yes |

2019A G.O. BOND ROADS/CONSERVATION

| | |
|----------------------|------------------------------------|
| Description: | 2019A G.O. BOND ROADS/CONSERVATION |
| Classification: | Roads, Bridges & Utilities |
| Physically Complete: | No |
| Payments Complete: | No |

Debts/Obligations For MITCHELL COUNTY URBAN RENEWAL WINDFARM

2009 G.O. BONDS/2015B/2021B

| Debt/Obligation Type: | Gen. Obligation Bonds/Notes |
|------------------------|-----------------------------|
| Principal: | 0 |
| Interest: | 0 |
| Total: | 0 |
| Annual Appropriation?: | Yes |
| Date Incurred: | 03/20/2009 |
| FY of Last Payment: | 2024 |

2018A G.O. BOND ROADS/CONSERVATION

| Debt/Obligation Type: | Gen. Obligation Bonds/Notes |
|------------------------|-----------------------------|
| Principal: | 0 |
| Interest: | 0 |
| Total: | 0 |
| Annual Appropriation?: | Yes |
| Date Incurred: | 05/31/2018 |
| FY of Last Payment: | 2025 |

2019A G.O. BOND ROADS/CONSERVATION

| Debt/Obligation Type: | Gen. Obligation Bonds/Notes |
|------------------------|-----------------------------|
| Principal: | 923,000 |
| Interest: | 78,950 |
| Total: | 1,001,950 |
| Annual Appropriation?: | Yes |
| Date Incurred: | 08/28/2019 |
| FY of Last Payment: | 2029 |

Non-Rebates For MITCHELL COUNTY URBAN RENEWAL WINDFARM

| | |
|-------------------------|------------------------------------|
| TIF Expenditure Amount: | 0 |
| Tied To Debt: | 2009 G.O. BONDS/2015B/2021B |
| Tied To Project: | 2009 ROADS/REFUNDED 2015B/2021B |

| | |
|-------------------------|---------------------------------------|
| TIF Expenditure Amount: | 468,600 |
| Tied To Debt: | 2018A G.O. BOND ROADS/CONSERVATION |
| Tied To Project: | 2018A G.O. BOND ROADS/CONSERVATION |

| | |
|-------------------------|---------------------------------------|
| TIF Expenditure Amount: | 199,650 |
| Tied To Debt: | 2019A G.O. BOND ROADS/CONSERVATION |
| Tied To Project: | 2019A G.O. BOND ROADS/CONSERVATION |

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TIF Taxing District Data Collection

Local Government Name: MITCHELL COUNTY (66)
 Urban Renewal Area: MITCHELL COUNTY URBAN RENEWAL WINDFARM (66008)
 TIF Taxing District Name: STACYVILLE TWP/ST. ANSGAR SCH/PIONEER PRAIRIE WIND FARM TIF INCREMENT
 TIF Taxing District Inc. Number: 660098
 TIF Taxing District Base Year: 2008
 FY TIF Revenue First Received: 2011
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2029

| UR Designation | |
|----------------------|---------|
| Slum | No |
| Blighted | No |
| Economic Development | 03/2009 |

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 | 57,476,170 | 0 | 0 | 57,476,170 | 0 | 57,476,170 |
| Taxable | 0 | 0 | 0 | 51,519,260 | 0 | 0 | 51,519,260 | 0 | 51,519,260 |
| Homestead Credits | | | | | | | | | 0 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 0 | 51,519,260 | 51,519,260 | 0 | 0 |

FY 2025 TIF Revenue Received: 1,059,213

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Urban Renewal Area Data Collection

Local Government Name: MITCHELL COUNTY (66)
 Urban Renewal Area: MITCHELL COUNTY WAYNE URBAN RENEWAL
 UR Area Number: 66009

UR Area Creation Date: 03/2009

TO FOSTER ECONOMIC
 DEVELOPMENT IN THE AREA
 THROUGH PUBLIC
 IMPROVEMENTS SUCH AS
 COUNTY ROADS AND NEW
 COURTHOUSE

UR Area Purpose:

Tax Districts within this Urban Renewal Area

| | Base No. | Increment No. | Increment Value Used |
|---|----------|---------------|----------------------|
| WAYNE TWP/RICEVILLE SCH/PIONEER PRAIRIE WIND FARM TIF INCREMENT | 660099 | 660100 | 68,295,156 |

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 | 76,814,560 | 0 | 0 | 76,814,560 | 0 | 76,814,560 |
| Taxable | 0 | 0 | 0 | 68,295,156 | 0 | 0 | 68,295,156 | 0 | 68,295,156 |
| Homestead Credits | | | | | | | | | 0 |

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **706,876** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

| | |
|---------------------------------|------------------|
| TIF Revenue: | 1,361,599 |
| TIF Sp. Revenue Fund Interest: | 0 |
| Property Tax Replacement Claims | 0 |
| Asset Sales & Loan Repayments: | 0 |
| Total Revenue: | 1,361,599 |

| | |
|-------------------------------|------------------|
| Rebate Expenditures: | 0 |
| Non-Rebate Expenditures: | 1,329,529 |
| Returned to County Treasurer: | 0 |
| Total Expenditures: | 1,329,529 |

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **738,946** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For MITCHELL COUNTY WAYNE URBAN RENEWAL

2010 ROADS/2016A

| | |
|----------------------|----------------------------|
| Description: | ROADS PROJECT/2016A |
| Classification: | Roads, Bridges & Utilities |
| Physically Complete: | Yes |
| Payments Complete: | No |

2014A COURTHOUSE/2021A

| | |
|----------------------|--|
| Description: | 2014A NEW COURTHOUSE PROJECT |
| Classification: | Municipal and other publicly-owned or leased buildings |
| Physically Complete: | Yes |
| Payments Complete: | No |

2019B G.O. BOND ECON DEV

| | |
|----------------------|---|
| Description: | 2019B G.O. BOND ECON DEVEL |
| Classification: | Residential property (classified residential) |
| Physically Complete: | No |
| Payments Complete: | No |

Debts/Obligations For MITCHELL COUNTY WAYNE URBAN RENEWAL

2010 G.O Bonds/2016A

| | |
|------------------------|-----------------------------|
| Debt/Obligation Type: | Gen. Obligation Bonds/Notes |
| Principal: | 3,329,000 |
| Interest: | 310,148 |
| Total: | 3,639,148 |
| Annual Appropriation?: | Yes |
| Date Incurred: | 11/19/2010 |
| FY of Last Payment: | 2032 |

2014A G.O. BONDS/2021A

| | |
|------------------------|-----------------------------|
| Debt/Obligation Type: | Gen. Obligation Bonds/Notes |
| Principal: | 4,394,400 |
| Interest: | 455,550 |
| Total: | 4,849,950 |
| Annual Appropriation?: | Yes |
| Date Incurred: | 05/20/2014 |
| FY of Last Payment: | 2033 |

2019B G.O. BOND ECON DEVEL

| | |
|------------------------|-----------------------------|
| Debt/Obligation Type: | Gen. Obligation Bonds/Notes |
| Principal: | 1,313,000 |
| Interest: | 110,555 |
| Total: | 1,423,555 |
| Annual Appropriation?: | Yes |
| Date Incurred: | 08/28/2019 |
| FY of Last Payment: | 2029 |

Non-Rebates For MITCHELL COUNTY WAYNE URBAN RENEWAL

| | |
|-------------------------|-------------------------------|
| TIF Expenditure Amount: | 453,823 |
| Tied To Debt: | 2010 G.O Bonds/2016A |
| Tied To Project: | 2010 ROADS/2016A |
| TIF Expenditure Amount: | 589,673 |
| Tied To Debt: | 2014A G.O. BONDS/2021A |
| Tied To Project: | 2014A COURTHOUSE/2021A |
| TIF Expenditure Amount: | 286,033 |
| Tied To Debt: | 2019B G.O. BOND ECON DEVEL |
| Tied To Project: | 2019B G.O. BOND ECON DEV |

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TIF Taxing District Data Collection

Local Government Name: MITCHELL COUNTY (66)
 Urban Renewal Area: MITCHELL COUNTY WAYNE URBAN RENEWAL (66009)
 TIF Taxing District Name: WAYNE TWP/RICEVILLE SCH/PIONEER PRAIRIE WIND FARM TIF INCREMENT
 TIF Taxing District Inc. Number: 660100
 TIF Taxing District Base Year: 2008
 FY TIF Revenue First Received: 2011
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2029

| UR Designation | |
|----------------------|---------|
| Slum | No |
| Blighted | No |
| Economic Development | 03/2009 |

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 | 76,814,560 | 0 | 0 | 76,814,560 | 0 | 76,814,560 |
| Taxable | 0 | 0 | 0 | 68,295,156 | 0 | 0 | 68,295,156 | 0 | 68,295,156 |
| Homestead Credits | | | | | | | | | 0 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 0 | 68,295,156 | 68,295,156 | 0 | 0 |

FY 2025 TIF Revenue Received: 1,361,599

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: MITCHELL COUNTY (66)
 Urban Renewal Area: MITCHELL COUNTY OSAGE URBAN RENEWAL
 UR Area Number: 66010

UR Area Creation Date: 04/2012

UR Area Purpose: TO BUILD A NEW PRE-TREATMENT PLANT FOR A NEW FACTORY

Tax Districts within this Urban Renewal Area

| | Base No. | Increment No. | Increment Value Used |
|--|----------|---------------|----------------------|
| OSAGE TWP. OSAGE SCH VALENT BIOSCIENCE TIF INCREMENT | 660101 | 660102 | 14,278,346 |

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 | 15,937,590 | 0 | 0 | 15,937,590 | 0 | 15,937,590 |
| Taxable | 0 | 0 | 0 | 14,278,346 | 0 | 0 | 14,278,346 | 0 | 14,278,346 |
| 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: | 314,580 |
| TIF Sp. Revenue Fund Interest: | 0 |
| Property Tax Replacement Claims | 0 |
| Asset Sales & Loan Repayments: | 887,663 |
| Total Revenue: | 1,202,243 |

| | |
|-------------------------------|----------------|
| Rebate Expenditures: | 0 |
| Non-Rebate Expenditures: | 753,035 |
| Returned to County Treasurer: | 0 |
| Total Expenditures: | 753,035 |

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 449,208 **Amount of 06-30-2025 Cash Balance Restricted for LMI:** 0

Projects For MITCHELL COUNTY OSAGE URBAN RENEWAL

2020A VBC REFUNDING

| | |
|----------------------|--|
| Description: | 2020A VBC REFUNDING |
| Classification: | Water treatment plants, waste treatment plants & lagoons |
| Physically Complete: | Yes |
| Payments Complete: | No |

Debts/Obligations For MITCHELL COUNTY OSAGE URBAN RENEWAL

2020A VBC REFUNDING

| | |
|------------------------|-----------------------------|
| Debt/Obligation Type: | Gen. Obligation Bonds/Notes |
| Principal: | 5,439,800 |
| Interest: | 518,018 |
| Total: | 5,957,818 |
| Annual Appropriation?: | Yes |
| Date Incurred: | 03/31/2020 |
| FY of Last Payment: | 2032 |

Non-Rebates For MITCHELL COUNTY OSAGE URBAN RENEWAL

| | |
|-------------------------|---------------------|
| TIF Expenditure Amount: | 753,035 |
| Tied To Debt: | 2020A VBC REFUNDING |
| Tied To Project: | 2020A VBC REFUNDING |

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: MITCHELL COUNTY (66)
 Urban Renewal Area: MITCHELL COUNTY OSAGE URBAN RENEWAL (66010)
 TIF Taxing District Name: OSAGE TWP. OSAGE SCH VALENT BIOSCIENCE TIF INCREMENT
 TIF Taxing District Inc. Number: 660102
 TIF Taxing District Base Year: 2011
 FY TIF Revenue First Received: 2011
 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 | 15,937,590 | 0 | 0 | 15,937,590 | 0 | 15,937,590 |
| Taxable | 0 | 0 | 0 | 14,278,346 | 0 | 0 | 14,278,346 | 0 | 14,278,346 |
| Homestead Credits | | | | | | | | | 0 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 134,690 | 14,278,346 | 14,278,346 | 0 | 0 |

FY 2025 TIF Revenue Received: 314,580

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: MITCHELL COUNTY (66)
 Urban Renewal Area: OSAGE ELEVATOR REBATE URBAN RENEWAL
 UR Area Number: 66011

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area

| | Base No. | Increment No. | Increment Value Used |
|---|----------|---------------|----------------------|
| OSAGE TWP/OSAGE SCH/ELEVATOR URBAN RENEWAL INCR | 660111 | 660112 | 4,239,520 |

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 | 7,557,400 | 0 | 0 | 0 | 7,557,400 | 0 | 7,557,400 |
| Taxable | 0 | 0 | 6,766,926 | 0 | 0 | 0 | 6,766,926 | 0 | 6,766,926 |
| 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: | 93,405 |
| TIF Sp. Revenue Fund Interest: | 0 |
| Property Tax Replacement Claims | 0 |
| Asset Sales & Loan Repayments: | 0 |
| Total Revenue: | 93,405 |

| | |
|-------------------------------|---------------|
| Rebate Expenditures: | 53,173 |
| Non-Rebate Expenditures: | 0 |
| Returned to County Treasurer: | 0 |
| Total Expenditures: | 53,173 |

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 40,232 0 **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For OSAGE ELEVATOR REBATE URBAN RENEWAL

Osage Cooperative Elevator

| | |
|----------------------|----------------------|
| Description: | Dry Fertilizer Plant |
| Classification: | Agribusiness |
| Physically Complete: | Yes |
| Payments Complete: | No |

Debts/Obligations For OSAGE ELEVATOR REBATE URBAN RENEWAL

Osage Cooperative Elevator

| | |
|------------------------|------------|
| Debt/Obligation Type: | Rebates |
| Principal: | 0 |
| Interest: | 0 |
| Total: | 0 |
| Annual Appropriation?: | Yes |
| Date Incurred: | 12/02/2014 |
| FY of Last Payment: | 2028 |

Rebates For OSAGE ELEVATOR REBATE URBAN RENEWAL

216 Mechanic Street, Osage, IA 50461

| | |
|-------------------------------|----------------------------|
| TIF Expenditure Amount: | 53,173 |
| Rebate Paid To: | Osage Cooperative Elevator |
| Tied To Debt: | Osage Cooperative Elevator |
| Tied To Project: | Osage Cooperative Elevator |
| Projected Final FY of Rebate: | 2028 |

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: MITCHELL COUNTY (66)
 Urban Renewal Area: OSAGE ELEVATOR REBATE URBAN RENEWAL (66011)
 TIF Taxing District Name: OSAGE TWP/OSAGE SCH/ELEVATOR URBAN RENEWAL INCR
 TIF Taxing District Inc. Number: 660112
 TIF Taxing District Base Year: 2017
 FY TIF Revenue First Received: 2018
 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 | 7,557,400 | 0 | 0 | 0 | 7,557,400 | 0 | 7,557,400 |
| Taxable | 0 | 0 | 6,766,926 | 0 | 0 | 0 | 6,766,926 | 0 | 6,766,926 |
| Homestead Credits | | | | | | | | | 0 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 2,258,000 | 5,299,400 | 4,239,520 | 1,059,880 | 23,351 |

FY 2025 TIF Revenue Received: 93,405

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: MITCHELL COUNTY (66)
 Urban Renewal Area: OTRANTO ABSOLUTE ENERGY REBATE URBAN RENEWAL
 UR Area Number: 66012

UR Area Creation Date: 05/2006

UR Area Purpose: Its intent is to stimulate economic development activities within the District through the commitment of public actions.

| Tax Districts within this Urban Renewal Area | Base No. | Increment No. | Increment Value Used |
|---|----------|---------------|----------------------|
| OTRANTO TWP/ST. ANSGAR SCH/ ABSOLUTE URBAN RENEWAL INCR | 660109 | 660110 | 21,864,709 |

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 | 25,638,110 | 0 | 0 | 25,638,110 | 0 | 25,638,110 |
| Taxable | 0 | 0 | 0 | 23,015,483 | 0 | 0 | 23,015,483 | 0 | 23,015,483 |
| 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: | 449,753 |
| TIF Sp. Revenue Fund Interest: | 0 |
| Property Tax Replacement Claims | 0 |
| Asset Sales & Loan Repayments: | 0 |
| Total Revenue: | 449,753 |

| | |
|-------------------------------|----------------|
| Rebate Expenditures: | 449,747 |
| Non-Rebate Expenditures: | 0 |
| Returned to County Treasurer: | 0 |
| Total Expenditures: | 449,747 |

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **6** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For OTRANTO ABSOLUTE ENERGY REBATE URBAN RENEWAL

Absolute Energy

| | |
|----------------------|-----------------------------------|
| Description: | Absolute Energy |
| Classification: | Industrial/manufacturing property |
| Physically Complete: | Yes |
| Payments Complete: | No |

Debts/Obligations For OTRANTO ABSOLUTE ENERGY REBATE URBAN RENEWAL

Absolute Energy

| | |
|------------------------|------------|
| Debt/Obligation Type: | Rebates |
| Principal: | 0 |
| Interest: | 0 |
| Total: | 0 |
| Annual Appropriation?: | Yes |
| Date Incurred: | 06/20/2006 |
| FY of Last Payment: | 2027 |

Rebates For OTRANTO ABSOLUTE ENERGY REBATE URBAN RENEWAL

1372 State Line Road, St. Ansgar, IA 50472

| | |
|-------------------------------|----------------------|
| TIF Expenditure Amount: | 449,747 |
| Rebate Paid To: | Absolute Energy, LLC |
| Tied To Debt: | Absolute Energy |
| Tied To Project: | Absolute Energy |
| Projected Final FY of Rebate: | 2027 |

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: MITCHELL COUNTY (66)
 Urban Renewal Area: OTRANTO ABSOLUTE ENERGY REBATE URBAN RENEWAL (66012)
 TIF Taxing District Name: OTRANTO TWP/ST. ANSGAR SCH/ ABSOLUTE URBAN RENEWAL INCR
 TIF Taxing District Inc. Number: 660110

| | | | | |
|----------------------------------|------|----------------------|-----------------------|----|
| TIF Taxing District Base Year: | 2017 | | UR Designation | |
| FY TIF Revenue First Received: | 0 | Slum | | No |
| Subject to a Statutory end date? | 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 | 25,638,110 | 0 | 0 | 25,638,110 | 0 | 25,638,110 |
| Taxable | 0 | 0 | 0 | 23,015,483 | 0 | 0 | 23,015,483 | 0 | 23,015,483 |
| Homestead Credits | | | | | | | | | 0 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 1,436,550 | 23,015,483 | 21,864,709 | 1,150,774 | 23,671 |

FY 2025 TIF Revenue Received: 449,753

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: MITCHELL COUNTY (66)
 Urban Renewal Area: MITCHELL COUNTY A TO Z DRYING REBATE URBAN RENEWAL
 UR Area Number: 66015

UR Area Creation Date:

UR Area Purpose:

| Tax Districts within this Urban Renewal Area | Base No. | Increment No. | Increment Value Used |
|--|----------|---------------|----------------------|
| OSAGE TWP/OSAGE SCH/A TO Z DRYING TIF INC | 660136 | 660137 | 107,721 |

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 | 221,470 | 0 | 0 | 0 | 221,470 | 0 | 221,470 |
| Taxable | 0 | 0 | 134,651 | 0 | 0 | 0 | 134,651 | 0 | 134,651 |
| 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: | 2,374 |
| TIF Sp. Revenue Fund Interest: | 0 |
| Property Tax Replacement Claims | 0 |
| Asset Sales & Loan Repayments: | 0 |
| Total Revenue: | 2,374 |

| | |
|-------------------------------|--------------|
| Rebate Expenditures: | 1,121 |
| Non-Rebate Expenditures: | 0 |
| Returned to County Treasurer: | 0 |
| Total Expenditures: | 1,121 |

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 1,253 0 **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For MITCHELL COUNTY A TO Z DRYING REBATE URBAN RENEWAL

A to Z Drying

| | |
|----------------------|-----------------------------------|
| Description: | A to Z Drying |
| Classification: | Industrial/manufacturing property |
| Physically Complete: | Yes |
| Payments Complete: | No |

Debts/Obligations For MITCHELL COUNTY A TO Z DRYING REBATE URBAN RENEWAL

A to Z Drying

| | |
|------------------------|------------|
| Debt/Obligation Type: | Rebates |
| Principal: | 0 |
| Interest: | 0 |
| Total: | 0 |
| Annual Appropriation?: | Yes |
| Date Incurred: | 12/04/2018 |
| FY of Last Payment: | 2031 |

Rebates For MITCHELL COUNTY A TO Z DRYING REBATE URBAN RENEWAL

1000 Wallace Road, Osage, IA 50461

| | |
|-------------------------------|---------------|
| TIF Expenditure Amount: | 1,121 |
| Rebate Paid To: | A to Z Drying |
| Tied To Debt: | A to Z Drying |
| Tied To Project: | A to Z Drying |
| Projected Final FY of Rebate: | 2031 |

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: MITCHELL COUNTY (66)
 Urban Renewal Area: MITCHELL COUNTY A TO Z DRYING REBATE URBAN RENEWAL (66015)
 TIF Taxing District Name: OSAGE TWP/OSAGE SCH/A TO Z DRYING TIF INC
 TIF Taxing District Inc. Number: 660137
 TIF Taxing District Base Year: 0
 FY TIF Revenue First Received:
 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 | 221,470 | 0 | 0 | 0 | 221,470 | 0 | 221,470 |
| Taxable | 0 | 0 | 134,651 | 0 | 0 | 0 | 134,651 | 0 | 134,651 |
| Homestead Credits | | | | | | | | | 0 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 47,960 | 134,651 | 107,721 | 26,930 | 593 |

FY 2025 TIF Revenue Received: 2,374