

**Annual Urban Renewal Report, Fiscal Year 2024 - 2025**

**Levy Authority Summary**

Local Government Name: OSCEOLA COUNTY  
 Local Government Number: 72

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
OSCEOLA COUNTY OTTER CREEK URBAN RENEWAL	72002	12
OSCEOLA COUNTY COOP ENERGY URBAN RENEWAL	72003	1
OSCEOLA COUNTY OCHEYEDAN SUPPORT PROGRAM URBAN RENEWAL	72004	3
OSCEOLA COUNTY 2017 CFE MILL URBAN RENEWAL AREA	72006	1

**TIF Debt Outstanding: 5,791,590**

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 39,687      0      Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	517,107	
TIF Sp. Revenue Fund Interest:	2,405	
Property Tax Replacement Claims	455	
Asset Sales & Loan Repayments:	0	
<b>Total Revenue:</b>	<b>519,967</b>	

Rebate Expenditures:	36,060	
Non-Rebate Expenditures:	512,762	
Returned to County Treasurer:	0	
<b>Total Expenditures:</b>	<b>548,822</b>	

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 10,832      0      Amount of 06-30-2025 Cash Balance Restricted for LMI**

**Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 5,231,936**

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**Urban Renewal Area Data Collection**

Local Government Name: OSCEOLA COUNTY (72)  
 Urban Renewal Area: OSCEOLA COUNTY OTTER CREEK URBAN RENEWAL  
 UR Area Number: 72002

UR Area Creation Date: 07/2003

To revitalize and improve the county by encouraging new agri-based economic development and provide vital and competitive jobs through necessary infrastructure and improvements to the area.

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
GILMAN TWP/SHELDON SCH/OSCEOLA CO OTTER CREEK UR INCREMENT	720055	720056	0
HOLMAN TWP/SIBLEY OCHEYE SCH/OTTER CREEK 2013 AMD 1/ KIRK GRAU ADDN INCREMENT	720061	720062	398,183
OCHEYEDAN TWP/SIBLEY OCHEYE SCH/OTTER CREEK 2013 AMD 2/CEA INCREMENT	720063	720064	603,496
OCHEYEDAN CITY/SIBLEY OCHEYE SCH/OTTER CREEK 2013 AMD 3/CEA INCREMENT	720065	720066	277,411
WILSON TWP/SIBLEY OCHEYE SCH/OTTER CREEK 2013 AMD 4/ENTERPRISE PARK INCREMENT	720067	720068	465,183
HOLMAN TWP/SIBLEY OCHEYE SCH/OTTER CREEK 2013 AMD 5/NW EQUIPMENT INCREMENT	720069	720070	2,022,622
HOLMAN TWP/SIBLEY OCHEYE SCH/OTTER CREEK 2013 AMD 6/BOSMA POULTRY INCREMENT	720071	720072	333,533
HOLMAN TWP/SIBLEY OCHEYE SCH/OTTER CREEK 2015 AMD 7/JRJ HOSPITALITY INCREMENT	720083	720084	1,264,472
HOLMAN TWP/SIBLEY-OCHEYE SCH/OTTER CREEK 2017 AMD 9/LANGSTRAAT AUTOWORKS INCREMENT	720085	720086	335,113
HOLMAN TWP/SIBLEY OCHEYE SCH/OTTER CREEK 2018 AMD 10/LONNEMAN INCREMENT	720087	720088	135,484
WILSON TWP/SIBLEY OCHEYE SCH/SUNSET SEMI RETREAT/ 2020 AMENDMENT TIF INCREMENT	720091	720092	272,015
WILSON TWP/SIBLEY-OCHEYEDAN SCH/MBN BROTHERS/2020 AMENDMENT TIF INCR	720094	720095	86,884

**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	19,226,265	13,968,191	0	0	33,194,456	0	33,194,456
Taxable	0	0	16,322,968	12,374,914	0	0	28,697,882	0	28,697,882
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:** **22,740** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	130,388
TIF Sp. Revenue Fund Interest:	1,969
Property Tax Replacement Claims	140
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>132,497</b>

Rebate Expenditures:	36,060
Non-Rebate Expenditures:	115,640
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>151,700</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:** **3,537** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

## Projects For OSCEOLA COUNTY OTTER CREEK URBAN RENEWAL

### Otter Creek Ethanol Project

Description:	Development of Land & Buildings
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

### Northwest Equipment Project (Green & Yellow)

Description:	Development of Land & Buildings
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

### Ocheyedan Coop Elevator

Description:	New Fertilizer & Chemical Warehouse
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

### Enterprise Park Project

Description:	Construction of Street Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Kirk Grau Addn. (Green & Yellow)

Description:	Development of Land & Buildings
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

### Bosma Poultry Project

Description:	Development of Land & Buildings
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

### Northwest Equipment Project (Green & Yellow)

Description:	Rebate
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

### DAK Landholdings (fka Bosma)

Description:	Rebate
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

### KJSJ, LLC (JRJ Hospitality)

Description:	Rebate
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Classification:	Commercial - hotels and conference centers
Physically Complete:	Yes
Payments Complete:	No

### **Langstraat Autoworks**

Description:	Rebate
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

### **General Basic - Sunset Semi Retreat**

Description:	County Grant Reimbursement
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

### **Lonneman Seed Inc/Dan Lonneman**

Description:	Rebate
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

### **General Basic - MBN Brothers, LLC**

Description:	County Grant Reimbursement
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For OSCEOLA COUNTY OTTER CREEK URBAN RENEWAL

### Green & Yellow (NW Equip)

Debt/Obligation Type:	Rebates
Principal:	1,670
Interest:	0
Total:	1,670
Annual Appropriation?:	No
Date Incurred:	11/26/2013
FY of Last Payment:	2025

### DAK Landholdings (fka Bosma Poultry)

Debt/Obligation Type:	Rebates
Principal:	34,566
Interest:	0
Total:	34,566
Annual Appropriation?:	No
Date Incurred:	11/26/2013
FY of Last Payment:	2029

### KJSJ, LLC (fka JRJ Hospitality)

Debt/Obligation Type:	Rebates
Principal:	569,187
Interest:	0
Total:	569,187
Annual Appropriation?:	No
Date Incurred:	11/29/2016
FY of Last Payment:	2037

### Langstraat Autoworks

Debt/Obligation Type:	Rebates
Principal:	25,674
Interest:	0
Total:	25,674
Annual Appropriation?:	No
Date Incurred:	11/27/2018
FY of Last Payment:	2029

### Dan Lonneman/Lonneman Seed

Debt/Obligation Type:	Rebates
Principal:	12,976
Interest:	0
Total:	12,976
Annual Appropriation?:	No
Date Incurred:	11/26/2019
FY of Last Payment:	2030

### General Basic - Sunset + MBN

Debt/Obligation Type:	Internal Loans
Principal:	170,113
Interest:	0
Total:	170,113
Annual Appropriation?:	No
Date Incurred:	11/24/2020

FY of Last Payment: 2030

**General Basic - legal fees**

Debt/Obligation Type:	Internal Loans
Principal:	22,191
Interest:	0
Total:	22,191
Annual Appropriation?:	No
Date Incurred:	11/24/2023
FY of Last Payment:	2025

## Non-Rebates For OSCEOLA COUNTY OTTER CREEK URBAN RENEWAL

TIF Expenditure Amount:	93,449
Tied To Debt:	General Basic - Sunset + MBN
Tied To Project:	Otter Creek Ethanol Project
TIF Expenditure Amount:	22,191
Tied To Debt:	General Basic - legal fees
Tied To Project:	Otter Creek Ethanol Project

## Rebates For OSCEOLA COUNTY OTTER CREEK URBAN RENEWAL

### 1712 Deere Drive

TIF Expenditure Amount: 1,670  
Rebate Paid To: Green & Yellow (NW Equip)  
Tied To Debt: Green & Yellow (NW Equip)  
Tied To Project: Northwest Equipment Project  
(Green & Yellow)  
Projected Final FY of Rebate: 2025

### 5403 Ag Street

TIF Expenditure Amount: 3,441  
Rebate Paid To: DAK Landholdings (fka Bosma  
Poultry)  
Tied To Debt: DAK Landholdings (fka Bosma  
Poultry)  
Tied To Project: Bosma Poultry Project  
Projected Final FY of Rebate: 2029

### 1726 Pierce Avenue

TIF Expenditure Amount: 26,094  
Rebate Paid To: KJSJ, LLC  
Tied To Debt: KJSJ, LLC (fka JRJ Hospitality)  
Tied To Project: KJSJ, LLC (JRJ Hospitality)  
Projected Final FY of Rebate: 2037

### 5411 Ag St

TIF Expenditure Amount: 3,457  
Rebate Paid To: Langstraat Autoworks  
Tied To Debt: Langstraat Autoworks  
Tied To Project: Langstraat Autoworks  
Projected Final FY of Rebate: 2029

### 5415 Ag St

TIF Expenditure Amount: 1,398  
Rebate Paid To: Lonneman Seed Inc  
Tied To Debt: Dan Lonneman/Lonneman Seed  
Tied To Project: Lonneman Seed Inc/Dan  
Lonneman  
Projected Final FY of Rebate: 2031

## Jobs For OSCEOLA COUNTY OTTER CREEK URBAN RENEWAL

Project:	Bosma Poultry Project
Company Name:	DAK Landholdings LLC
Date Agreement Began:	12/05/2013
Date Agreement Ends:	06/01/2030
Number of Jobs Created or Retained:	24
Total Annual Wages of Required Jobs:	1,749,890
Total Estimated Private Capital Investment:	1,113,176
Total Estimated Cost of Public Infrastructure:	0

Project:	Langstraat Autoworks
Company Name:	Langstraat Autoworks
Date Agreement Began:	01/10/2018
Date Agreement Ends:	06/01/2029
Number of Jobs Created or Retained:	5
Total Annual Wages of Required Jobs:	73,202
Total Estimated Private Capital Investment:	300,000
Total Estimated Cost of Public Infrastructure:	0

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50% Rebates for 10 yrs = Green & Yellow, Bosma Poultry, Lonneman and Langstraat;  
JRJ = 100% taxes pd for 20 years  
2021 - G&Y sold so only a % of the 50% is rebated for the remaining of the 10yr  
term; see agreement dated 08.10.21; jobs no longer stipulation

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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: OSCEOLA COUNTY (72)  
 Urban Renewal Area: OSCEOLA COUNTY OTTER CREEK URBAN RENEWAL (72002)  
 TIF Taxing District Name: GILMAN TWP/SHELDON SCH/OSCEOLA CO OTTER CREEK UR INCREMENT  
 TIF Taxing District Inc. Number: 720056  
 TIF Taxing District Base Year: 2003  
 FY TIF Revenue First Received: 2008  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2027

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2004

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	13,357,731	0	0	13,357,731	0	13,357,731
Taxable	0	0	0	11,956,472	0	0	11,956,472	0	11,956,472
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	75,145	11,956,472	0	11,956,472	245,415

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: OSCEOLA COUNTY (72)  
 Urban Renewal Area: OSCEOLA COUNTY OTTER CREEK URBAN RENEWAL (72002)  
 TIF Taxing District Name: HOLMAN TWP/SIBLEY OCHEYE SCH/OTTER CREEK 2013 AMD 1/ KIRK GRAU ADDN INCREMENT  
 TIF Taxing District Inc. Number: 720062  
 TIF Taxing District Base Year: 2012  
 FY TIF Revenue First Received: 2015  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2034

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2013

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	587,950	0	0	0	587,950	0	587,950
Taxable	0	0	398,183	0	0	0	398,183	0	398,183
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	29,430	398,183	398,183	0	0

FY 2025 TIF Revenue Received: 8,218

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**TIF Taxing District Data Collection**

Local Government Name: OSCEOLA COUNTY (72)  
 Urban Renewal Area: OSCEOLA COUNTY OTTER CREEK URBAN RENEWAL (72002)  
 TIF Taxing District Name: OCHEYEDAN TWP/SIBLEY OCHEYE SCH/OTTER CREEK 2013 AMD 2/CEA INCREMENT  
 TIF Taxing District Inc. Number: 720064  
 TIF Taxing District Base Year: 2012  
 FY TIF Revenue First Received: 2015  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2034

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2013

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	4,269,410	0	0	0	4,269,410	0	4,269,410
Taxable	0	0	3,772,133	0	0	0	3,772,133	0	3,772,133
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	916,675	3,352,735	603,496	2,749,239	57,737

FY 2025 TIF Revenue Received: 12,674

**TIF Taxing District Data Collection**

Local Government Name: OSCEOLA COUNTY (72)  
 Urban Renewal Area: OSCEOLA COUNTY OTTER CREEK URBAN RENEWAL (72002)  
 TIF Taxing District Name: OCHEYEDAN CITY/SIBLEY OCHEYE SCH/OTTER CREEK 2013 AMD 3/CEA INCREMENT  
 TIF Taxing District Inc. Number: 720066  
 TIF Taxing District Base Year: 2012  
 FY TIF Revenue First Received: 2015  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2034

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2013

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	8,127,900	0	0	0	8,127,900	0	8,127,900
Taxable	0	0	7,190,605	0	0	0	7,190,605	0	7,190,605
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	3,204,330	4,923,570	277,411	4,646,159	136,220

FY 2025 TIF Revenue Received: 8,133

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**TIF Taxing District Data Collection**

Local Government Name: OSCEOLA COUNTY (72)  
 Urban Renewal Area: OSCEOLA COUNTY OTTER CREEK URBAN RENEWAL (72002)  
 TIF Taxing District Name: WILSON TWP/SIBLEY OCHEYE SCH/OTTER CREEK 2013 AMD 4/ENTERPRISE PARK INCREMENT  
 TIF Taxing District Inc. Number: 720068  
 TIF Taxing District Base Year: 2012  
 FY TIF Revenue First Received: 2015  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2034

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2013

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	956,390	441,160	0	0	1,397,550	0	1,397,550
Taxable	0	0	598,808	331,558	0	0	930,366	0	930,366
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	128,510	930,366	465,183	465,183	9,561

FY 2025 TIF Revenue Received: 9,561

**TIF Taxing District Data Collection**

Local Government Name: OSCEOLA COUNTY (72)  
 Urban Renewal Area: OSCEOLA COUNTY OTTER CREEK URBAN RENEWAL (72002)  
 TIF Taxing District Name: HOLMAN TWP/SIBLEY OCHEYE SCH/OTTER CREEK 2013 AMD 5/NW EQUIPMENT INCREMENT  
 TIF Taxing District Inc. Number: 720070  
 TIF Taxing District Base Year: 2012  
 FY TIF Revenue First Received: 2015  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2034

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2013

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	2,320,120	0	0	0	2,320,120	0	2,320,120
Taxable	0	0	2,022,622	0	0	0	2,022,622	0	2,022,622
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	145,300	2,022,622	2,022,622	0	0

FY 2025 TIF Revenue Received: 41,739

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**TIF Taxing District Data Collection**

Local Government Name: OSCEOLA COUNTY (72)  
 Urban Renewal Area: OSCEOLA COUNTY OTTER CREEK URBAN RENEWAL (72002)  
 TIF Taxing District Name: HOLMAN TWP/SIBLEY OCHEYE SCH/OTTER CREEK 2013 AMD 6/BOSMA  
 POULTRY INCREMENT  
 TIF Taxing District Inc. Number: 720072  
 TIF Taxing District Base Year: 2012  
 FY TIF Revenue First Received: 2015  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2034

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2013

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	443,355	0	0	0	443,355	0	443,355
Taxable	0	0	333,533	0	0	0	333,533	0	333,533
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	16,949	333,533	333,533	0	0

FY 2025 TIF Revenue Received: 6,882

**TIF Taxing District Data Collection**

Local Government Name: OSCEOLA COUNTY (72)  
 Urban Renewal Area: OSCEOLA COUNTY OTTER CREEK URBAN RENEWAL (72002)  
 TIF Taxing District Name: HOLMAN TWP/SIBLEY OCHEYE SCH/OTTER CREEK 2015 AMD 7/JRJ  
 HOSPITALITY INCREMENT  
 TIF Taxing District Inc. Number: 720084  
 TIF Taxing District Base Year: 2015  
 FY TIF Revenue First Received: 2018  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2037

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2016

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	1,477,730	0	0	0	1,477,730	0	1,477,730
Taxable	0	0	1,264,472	0	0	0	1,264,472	0	1,264,472
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	19,815	1,264,472	1,264,472	0	0

FY 2025 TIF Revenue Received: 26,094

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**TIF Taxing District Data Collection**

Local Government Name: OSCEOLA COUNTY (72)  
 Urban Renewal Area: OSCEOLA COUNTY OTTER CREEK URBAN RENEWAL (72002)  
 TIF Taxing District Name: HOLMAN TWP/SIBLEY-OCHEYE SCH/OTTER CREEK 2017 AMD  
 9/LANGSTRAAT AUTOWORKS INCREMENT  
 TIF Taxing District Inc. Number: 720086  
 TIF Taxing District Base Year: 2017  
 FY TIF Revenue First Received: 2020  
 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	445,110	0	0	0	445,110	0	445,110
Taxable	0	0	335,113	0	0	0	335,113	0	335,113
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	24,700	335,113	335,113	0	0

FY 2025 TIF Revenue Received: 6,915

**TIF Taxing District Data Collection**

Local Government Name: OSCEOLA COUNTY (72)  
 Urban Renewal Area: OSCEOLA COUNTY OTTER CREEK URBAN RENEWAL (72002)  
 TIF Taxing District Name: HOLMAN TWP/SIBLEY OCHEYE SCH/OTTER CREEK 2018 AMD 10/LONNEMAN  
 INCREMENT  
 TIF Taxing District Inc. Number: 720088  
 TIF Taxing District Base Year: 2018  
 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	223,300	0	0	0	223,300	0	223,300
Taxable	0	0	135,484	0	0	0	135,484	0	135,484
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	24,700	135,484	135,484	0	0

FY 2025 TIF Revenue Received: 2,796

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**TIF Taxing District Data Collection**

Local Government Name: OSCEOLA COUNTY (72)  
 Urban Renewal Area: OSCEOLA COUNTY OTTER CREEK URBAN RENEWAL (72002)  
 TIF Taxing District Name: WILSON TWP/SIBLEY OCHEYE SCH/SUNSET SEMI RETREAT/ 2020 AMENDMENT TIF INCREMENT  
 TIF Taxing District Inc. Number: 720092  
 TIF Taxing District Base Year: 2019  
 FY TIF Revenue First Received: 2023  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2026

UR Designation	
Slum	No
Blighted	No
Economic Development	07/2023

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	375,000	0	0	0	375,000	0	375,000
Taxable	0	0	272,015	0	0	0	272,015	0	272,015
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	272,015	272,015	0	0

FY 2025 TIF Revenue Received: 5,591

**TIF Taxing District Data Collection**

Local Government Name: OSCEOLA COUNTY (72)  
 Urban Renewal Area: OSCEOLA COUNTY OTTER CREEK URBAN RENEWAL (72002)  
 TIF Taxing District Name: WILSON TWP/SIBLEY-OCHEYEDAN SCH/MBN BROTHERS/2020 AMENDMENT TIF INCR  
 TIF Taxing District Inc. Number: 720095  
 TIF Taxing District Base Year: 2022  
 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	169,300	0	0	169,300	0	169,300
Taxable	0	0	0	86,884	0	0	86,884	0	86,884
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	86,884	86,884	0	0

FY 2025 TIF Revenue Received: 1,785



## Projects For OSCEOLA COUNTY COOP ENERGY URBAN RENEWAL

### Sewer & Water Development

Description:	Extending water & sewer lines out to area
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	Yes

### Street Development

Description:	Paved Pierce Avenue
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

## Debts/Obligations For OSCEOLA COUNTY COOP ENERGY URBAN RENEWAL

### City of Sibley

Debt/Obligation Type:	Other Debt
Principal:	31,639
Interest:	0
Total:	31,639
Annual Appropriation?:	No
Date Incurred:	11/19/2008
FY of Last Payment:	2025

### Secondary Roads, County

Debt/Obligation Type:	Internal Loans
Principal:	27,916
Interest:	0
Total:	27,916
Annual Appropriation?:	No
Date Incurred:	11/19/2008
FY of Last Payment:	2025

## Non-Rebates For OSCEOLA COUNTY COOP ENERGY URBAN RENEWAL

TIF Expenditure Amount:	31,639
Tied To Debt:	City of Sibley
Tied To Project:	Sewer & Water Development

TIF Expenditure Amount:	27,916
Tied To Debt:	Secondary Roads, County
Tied To Project:	Street Development

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Coop Energy received their final rebate pmt 06.01.21; remaining debt was reduced to reflect rebate debt no longer exists.

256 Characters Left

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

0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: OSCEOLA COUNTY (72)  
 Urban Renewal Area: OSCEOLA COUNTY COOP ENERGY URBAN RENEWAL (72003)  
 TIF Taxing District Name: HOLMAN TWP/SIBLEY-OCHEYEDAN SCH/OSCEOLA CO COOP ENERGY TIF INCREMENT  
 TIF Taxing District Inc. Number: 720060  
 TIF Taxing District Base Year: 2007  
 FY TIF Revenue First Received: 2011  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2030

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2008

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	5,001,550	0	0	0	5,001,550	0	5,001,550
Taxable	0	0	4,435,909	0	0	0	4,435,909	0	4,435,909
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	12,779	4,435,909	4,435,909	0	0

FY 2025 TIF Revenue Received: 59,555

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**Urban Renewal Area Data Collection**

Local Government Name: OSCEOLA COUNTY (72)  
 Urban Renewal Area: OSCEOLA COUNTY OCHEYEDAN SUPPORT PROGRAM URBAN RENEWAL  
 UR Area Number: 72004

UR Area Creation Date: 11/2014

The objectives of this plan are intended to stabilize, revitalize and improve economic development opportunities within Osceola County by encouraging new development and to alleviate conditions of blight in Urban Renewal Area 6.

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
HORTON TWP/SIBLEY OCHEYEDAN SCH/OCHEYEDAN SUPPORT PROGRAM TIF INCREMENT	720073	720074	1,303,324
FAIRVIEW TWP/SIBLEY OCHEYEDAN SCH/OCHEYEDAN SUPPORT PROGRAM TIF INCREMENT	720075	720076	977,493
OCHEYEDAN CITY/SIBLEY OCHEYEDAN SCH/OCHEYEDAN SUPPORT PROGRAM TIF INCREMENT	720077	720078	410,340

**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	899,470	0	6,842,458	0	0	7,735,428	0	7,735,428
Taxable	0	416,840	0	6,092,723	0	0	6,503,063	0	6,503,063
Homestead Credits									3

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:** **3,222** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	58,847
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>58,847</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	59,320
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>59,320</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:** **2,749** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

## **Projects For OSCEOLA COUNTY OCHEYEDAN SUPPORT PROGRAM URBAN RENEWAL**

### **Ocheyedan Support Program**

Description:	Improve & Revitalize Blight Area
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For OSCEOLA COUNTY OCHEYEDAN SUPPORT PROGRAM URBAN RENEWAL

### Long Term Debt

Debt/Obligation Type:	Other Debt
Principal:	27,680
Interest:	0
Total:	27,680
Annual Appropriation?:	No
Date Incurred:	11/26/2019
FY of Last Payment:	2025

### Long Term Debt

Debt/Obligation Type:	Other Debt
Principal:	39,631
Interest:	0
Total:	39,631
Annual Appropriation?:	No
Date Incurred:	09/13/2023
FY of Last Payment:	2027

## **Non-Rebates For OSCEOLA COUNTY OCHEYEDAN SUPPORT PROGRAM URBAN RENEWAL**

TIF Expenditure Amount:	59,320
Tied To Debt:	Long Term Debt
Tied To Project:	Ocheyedan Support Program

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Debt is paid as the bills are submitted for certification.

256 Characters Left

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

0

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: OSCEOLA COUNTY (72)  
 Urban Renewal Area: OSCEOLA COUNTY OCHEYEDAN SUPPORT PROGRAM URBAN RENEWAL (72004)  
 TIF Taxing District Name: HORTON TWP/SIBLEY OCHEYEDAN SCH/OCHEYEDAN SUPPORT PROGRAM TIF INCREMENT  
 TIF Taxing District Inc. Number: 720074  
 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: 2030

UR Designation	
Slum	No
Blighted	11/2014
Economic Development	11/2014

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	3,909,976	0	0	3,909,976	0	3,909,976
Taxable	0	0	0	3,481,556	0	0	3,481,556	0	3,481,556
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	2,606,652	1,303,324	1,303,324	0	0

FY 2025 TIF Revenue Received: 26,877

**TIF Taxing District Data Collection**

Local Government Name: OSCEOLA COUNTY (72)  
 Urban Renewal Area: OSCEOLA COUNTY OCHEYEDAN SUPPORT PROGRAM URBAN RENEWAL (72004)  
 TIF Taxing District Name: FAIRVIEW TWP/SIBLEY OCHEYEDAN SCH/OCHEYEDAN SUPPORT PROGRAM TIF INCREMENT  
 TIF Taxing District Inc. Number: 720076  
 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: 2029

UR Designation	
Slum	No
Blighted	11/2014
Economic Development	11/2014

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	2,932,482	0	0	2,932,482	0	2,932,482
Taxable	0	0	0	2,611,167	0	0	2,611,167	0	2,611,167
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,954,989	977,493	977,493	0	0

FY 2025 TIF Revenue Received: 19,940

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**TIF Taxing District Data Collection**

Local Government Name: OSCEOLA COUNTY (72)  
 Urban Renewal Area: OSCEOLA COUNTY OCHEYEDAN SUPPORT PROGRAM URBAN RENEWAL (72004)  
 TIF Taxing District Name: OCHEYEDAN CITY/SIBLEY OCHEYEDAN SCH/OCHEYEDAN SUPPORT PROGRAM TIF INCREMENT  
 TIF Taxing District Inc. Number: 720078  
 TIF Taxing District Base Year: 2013  
 FY TIF Revenue First Received: 0  
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	11/2014
Economic Development	11/2014

**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	899,470	0	0	0	0	892,970	0	892,970
Taxable	0	416,840	0	0	0	0	410,340	0	410,340
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	410,340	410,340	0	0

FY 2025 TIF Revenue Received: 12,030

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**Urban Renewal Area Data Collection**

Local Government Name: OSCEOLA COUNTY (72)  
 Urban Renewal Area: OSCEOLA COUNTY 2017 CFE MILL URBAN RENEWAL AREA  
 UR Area Number: 72006

UR Area Creation Date: 03/2017

Co. will pay for the Road Improvement Project from GO Bonds paid back with incremental tax revenues from UR area. Co. agrees to provide ec. dev. payments to CFE after sufficient payments are made to pay principal and interest on the Bonds.

UR Area Purpose:

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
OCHEYEDAN TWP/SIBLEY OCHEYE SCH/CFE MILL TIF INCREMENT	720089	720090	12,776,321

**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	1,675,030	12,667,030	0	0	14,342,060	0	14,342,060
Taxable	0	0	1,442,041	11,334,280	0	0	12,776,321	0	12,776,321
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:** 13,725      0      **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	268,317
TIF Sp. Revenue Fund Interest:	436
Property Tax Replacement Claims	232
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>268,985</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	278,247
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>278,247</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:** 4,463      0      **Amount of 06-30-2025 Cash Balance Restricted for LMI**

## **Projects For OSCEOLA COUNTY 2017 CFE MILL URBAN RENEWAL AREA**

### **CFE Mill**

Description:	Tyler Ave
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For OSCEOLA COUNTY 2017 CFE MILL URBAN RENEWAL AREA

### G.O Bond 2017

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,245,000
Interest:	519,375
Total:	2,764,375
Annual Appropriation?:	No
Date Incurred:	11/26/2019
FY of Last Payment:	2040

### CFE Feed Mill

Debt/Obligation Type:	Rebates
Principal:	2,000,000
Interest:	0
Total:	2,000,000
Annual Appropriation?:	No
Date Incurred:	11/26/2019
FY of Last Payment:	2040

### General Basic

Debt/Obligation Type:	Internal Loans
Principal:	63,972
Interest:	0
Total:	63,972
Annual Appropriation?:	No
Date Incurred:	11/26/2019
FY of Last Payment:	2025

## **Non-Rebates For OSCEOLA COUNTY 2017 CFE MILL URBAN RENEWAL AREA**

TIF Expenditure Amount:	214,275
Tied To Debt:	G.O Bond 2017
Tied To Project:	CFE Mill

TIF Expenditure Amount:	63,972
Tied To Debt:	General Basic
Tied To Project:	CFE Mill

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**TIF Taxing District Data Collection**

Local Government Name: OSCEOLA COUNTY (72)  
 Urban Renewal Area: OSCEOLA COUNTY 2017 CFE MILL URBAN RENEWAL AREA (72006)  
 TIF Taxing District Name: OCHEYEDAN TWP/SIBLEY OCHEYE SCH/CFE MILL TIF INCREMENT  
 TIF Taxing District Inc. Number: 720090  
 TIF Taxing District Base Year: 2018  
 FY TIF Revenue First Received: 2020  
 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	1,675,030	12,667,030	0	0	14,342,060	0	14,342,060
Taxable	0	0	1,442,041	11,334,280	0	0	12,776,321	0	12,776,321
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	50,330	12,776,321	12,776,321	0	0

FY 2025 TIF Revenue Received: 268,317