

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

**Levy Authority Summary**

Local Government Name: PLYMOUTH COUNTY  
 Local Government Number: 75

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
PLYMOUTH CO ETHANOL URBAN RENEWAL	75020	2
PLYMOUTH COUNTY WIND URBAN RENEWAL	75028	6

**TIF Debt Outstanding: 1,471,717**

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: -1,471,718      0      Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	639,017
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	402
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>639,419</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	1,070,903
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>1,070,903</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: -1,903,202      0      Amount of 06-30-2025 Cash Balance Restricted for LMI**

**Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 2,304,016**

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**Urban Renewal Area Data Collection**

Local Government Name: PLYMOUTH COUNTY (75)  
 Urban Renewal Area: PLYMOUTH CO ETHANOL URBAN RENEWAL  
 UR Area Number: 75020

UR Area Creation Date: 11/2008

UR Area Purpose: Promote economic development of commercial and industrial development in and near the City of Merrill, IA, in Plymouth County, specifically Plymouth Energy, LLC (ethanol plant), Plymouth Oil and the liquid feed mill.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
PLYMOUTH TWP/LEMARS SCH/PLYMOUTH CO ETHANOL UR INC	750148	750149	18,368,762
WASHINGTON TWP/LEMARS SCH/PLY CO ETHANOL UR INC	750150	750151	6,021,415

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	24,350	0	0	27,309,490	0	0	27,333,840	0	27,333,840
Taxable	17,492	0	0	24,382,187	0	0	24,399,679	0	24,399,679
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:** -754,474      **0**      **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	433,182
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>433,182</b>

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

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:** -321,292      **0**      **Amount of 06-30-2025 Cash Balance Restricted for LMI**

## Projects For PLYMOUTH CO ETHANOL URBAN RENEWAL

### Merrill - N. 5th St. Project

Description:	repair 5th St. in Merrill, Iowa
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

### Rebate agreement - Ply.Oil

Description:	5 year rebate agreement
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	Yes

### Rebate agreement - Ply. Energy

Description:	7 year rebate agreement
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	Yes

### C 38 Bridges

Description:	replace 2 bridges on C38
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

### Merrill Paving Project

Description:	Main Street through City Limits
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

### C44 Merrill

Description:	Road and bridge on C44
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

## Debts/Obligations For PLYMOUTH CO ETHANOL URBAN RENEWAL

### Internal Loans

Debt/Obligation Type:	Internal Loans
Principal:	754,474
Interest:	0
Total:	754,474
Annual Appropriation?:	No
Date Incurred:	06/30/2013
FY of Last Payment:	2030

**Non-Rebates For PLYMOUTH CO ETHANOL URBAN RENEWAL**

TIF Expenditure Amount:	0
Tied To Debt:	Internal Loans
Tied To Project:	C44 Merrill

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**TIF Taxing District Data Collection**

Local Government Name: PLYMOUTH COUNTY (75)  
 Urban Renewal Area: PLYMOUTH CO ETHANOL URBAN RENEWAL (75020)  
 TIF Taxing District Name: PLYMOUTH TWP/LEMARS SCH/PLYMOUTH CO ETHANOL UR INC  
 TIF Taxing District Inc. Number: 750149  
 TIF Taxing District Base Year: 2007  
 FY TIF Revenue First Received: 2010  
 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	15,580	0	0	20,550,020	0	0	20,565,600	0	20,565,600
Taxable	11,192	0	0	18,364,262	0	0	18,375,454	0	18,375,454
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	95,080	18,375,454	18,368,762	6,692	119

FY 2025 TIF Revenue Received: 326,617

**TIF Taxing District Data Collection**

Local Government Name: PLYMOUTH COUNTY (75)  
 Urban Renewal Area: PLYMOUTH CO ETHANOL URBAN RENEWAL (75020)  
 TIF Taxing District Name: WASHINGTON TWP/LEMARS SCH/PLY CO ETHANOL UR INC  
 TIF Taxing District Inc. Number: 750151  
 TIF Taxing District Base Year: 2007  
 FY TIF Revenue First Received: 2010  
 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	8,770	0	0	6,759,470	0	0	6,768,240	0	6,768,240
Taxable	6,300	0	0	6,017,925	0	0	6,024,225	0	6,024,225
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	27,100	6,024,225	6,021,415	2,810	50

FY 2025 TIF Revenue Received: 106,565

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**Urban Renewal Area Data Collection**

Local Government Name: PLYMOUTH COUNTY (75)  
 Urban Renewal Area: PLYMOUTH COUNTY WIND URBAN RENEWAL  
 UR Area Number: 75028

UR Area Creation Date: 10/2022

The creation of the Wind Urban Renewal Area was to capture the BLL increment tax on the 50+ wind turbines for the purpose to finance infrastructure projects such as road improvements, culverts and bridges in the UR Area.

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
HENRY TWP/REMSEN-UNION SCH/PLY CO WIND UR INC	750201	750202	604,864
REMSEN TWP/MARCUS-M-C SCH/PLY CO WIND UR INC	750203	750204	151,216
REMSEN TWP/REMSEN-UNION SCH/PLY CO WIND UR INC	750205	750206	5,197,008
MEADOW TWP/MARCUS-M-C SCH/PLY CO WIND UR INC	750207	750208	940,039
MEADOW TWP/REMSEN-UNION SCH/PLY CO WIND UR INC	750209	750210	4,991,154
FREDONIA TWP/REMSEN-UNION SCH/PLY CO WIND UR INC	750211	750212	453,648

**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	18,292,830	0	0	18,292,830	0	18,292,830
Taxable	0	0	0	12,337,929	0	0	12,337,929	0	12,337,929
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:** -717,244      **0**      **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	205,835
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	402
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>206,237</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	1,070,903
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>1,070,903</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:** -1,581,910      **0**      **Amount of 06-30-2025 Cash Balance Restricted for LMI**

## Projects For PLYMOUTH COUNTY WIND URBAN RENEWAL

### Culvert Projects 2023

Description:	Metal Culverts
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Culvert Projects 2024

Description:	Metal Culverts
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Bridge, Culvert, Road Project 2025

Description:	Metal Culverts, Road, L14 Survey
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For PLYMOUTH COUNTY WIND URBAN RENEWAL

### Internal Loans 2023

Debt/Obligation Type:	Internal Loans
Principal:	350,649
Interest:	0
Total:	350,649
Annual Appropriation?:	No
Date Incurred:	06/30/2023
FY of Last Payment:	2026

### Internal Loans 2024

Debt/Obligation Type:	Internal Loans
Principal:	366,594
Interest:	0
Total:	366,594
Annual Appropriation?:	No
Date Incurred:	06/30/2024
FY of Last Payment:	2027

### Internal Loans 2025

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/30/2025
FY of Last Payment:	2030

## Non-Rebates For PLYMOUTH COUNTY WIND URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	Internal Loans 2023
Tied To Project:	Culvert Projects 2023

TIF Expenditure Amount:	0
Tied To Debt:	Internal Loans 2024
Tied To Project:	Culvert Projects 2024

TIF Expenditure Amount:	1,070,903
Tied To Debt:	Internal Loans 2025
Tied To Project:	Bridge, Culvert, Road Project 2025

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**TIF Taxing District Data Collection**

Local Government Name: PLYMOUTH COUNTY (75)  
 Urban Renewal Area: PLYMOUTH COUNTY WIND URBAN RENEWAL (75028)  
 TIF Taxing District Name: HENRY TWP/REMSEN-UNION SCH/PLY CO WIND UR INC  
 TIF Taxing District Inc. Number: 750202  
 TIF Taxing District Base Year: 0  
 FY TIF Revenue First Received: 2025  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2045

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	963,120	0	0	963,120	0	963,120
Taxable	0	0	0	604,864	0	0	604,864	0	604,864
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	604,864	604,864	0	0

FY 2025 TIF Revenue Received: 10,051

**TIF Taxing District Data Collection**

Local Government Name: PLYMOUTH COUNTY (75)  
 Urban Renewal Area: PLYMOUTH COUNTY WIND URBAN RENEWAL (75028)  
 TIF Taxing District Name: REMSEN TWP/MARCUS-M-C SCH/PLY CO WIND UR INC  
 TIF Taxing District Inc. Number: 750204  
 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	0	240,780	0	0	240,780	0	240,780
Taxable	0	0	0	151,216	0	0	151,216	0	151,216
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	151,216	151,216	0	0

FY 2025 TIF Revenue Received: 2,637

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**TIF Taxing District Data Collection**

Local Government Name: PLYMOUTH COUNTY (75)  
 Urban Renewal Area: PLYMOUTH COUNTY WIND URBAN RENEWAL (75028)  
 TIF Taxing District Name: REMSEN TWP/REMSSEN-UNION SCH/PLY CO WIND UR INC  
 TIF Taxing District Inc. Number: 750206

TIF Taxing District Base Year:	0	<b>UR Designation</b>	
FY TIF Revenue First Received:		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	7,666,270	0	0	7,666,270	0	7,666,270
Taxable	0	0	0	5,197,008	0	0	5,197,008	0	5,197,008
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	5,197,008	5,197,008	0	0

FY 2025 TIF Revenue Received: 86,299

**TIF Taxing District Data Collection**

Local Government Name: PLYMOUTH COUNTY (75)  
 Urban Renewal Area: PLYMOUTH COUNTY WIND URBAN RENEWAL (75028)  
 TIF Taxing District Name: MEADOW TWP/MARCUS-M-C SCH/PLY CO WIND UR INC  
 TIF Taxing District Inc. Number: 750208

TIF Taxing District Base Year:	0	<b>UR Designation</b>	
FY TIF Revenue First Received:		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	1,444,680	0	0	1,444,680	0	1,444,680
Taxable	0	0	0	940,039	0	0	940,039	0	940,039
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	940,039	940,039	0	0

FY 2025 TIF Revenue Received: 16,393

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**TIF Taxing District Data Collection**

Local Government Name: PLYMOUTH COUNTY (75)  
 Urban Renewal Area: PLYMOUTH COUNTY WIND URBAN RENEWAL (75028)  
 TIF Taxing District Name: MEADOW TWP/REMSEN-UNION SCH/PLY CO WIND UR INC  
 TIF Taxing District Inc. Number: 750210  
 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	0	7,255,640	0	0	7,255,640	0	7,255,640
Taxable	0	0	0	4,991,154	0	0	4,991,154	0	4,991,154
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	4,991,154	4,991,154	0	0

FY 2025 TIF Revenue Received: 82,929

**TIF Taxing District Data Collection**

Local Government Name: PLYMOUTH COUNTY (75)  
 Urban Renewal Area: PLYMOUTH COUNTY WIND URBAN RENEWAL (75028)  
 TIF Taxing District Name: FREDONIA TWP/REMSEN-UNION SCH/PLY CO WIND UR INC  
 TIF Taxing District Inc. Number: 750212  
 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	0	722,340	0	0	722,340	0	722,340
Taxable	0	0	0	453,648	0	0	453,648	0	453,648
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	453,648	453,648	0	0

FY 2025 TIF Revenue Received: 7,526