

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: SIOUX COUNTY
 Local Government Number: 84

Active Urban Renewal Areas

SIOUX COUNTY AREA 1 URBAN RENEWAL

**U.R. # of Tif Taxing
Districts**
 84050 8

TIF Debt Outstanding: 996,702

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	27,530	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
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TIF Revenue:	600,686		
TIF Sp. Revenue Fund Interest:	13,343		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	614,029		

Rebate Expenditures:	0		
Non-Rebate Expenditures:	337,702		
Returned to County Treasurer:	0		
Total Expenditures:	337,702		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	303,857	0	Amount of 06-30-2025 Cash Balance Restricted for LMI
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Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 355,143

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Urban Renewal Area Data Collection

Local Government Name: SIOUX COUNTY (84)
 Urban Renewal Area: SIOUX COUNTY AREA 1 URBAN RENEWAL
 UR Area Number: 84050

UR Area Creation Date: 11/2004

To foster economic development in the area by building infrastructure including a road development. For the amendment, we are paving a road to Trans Ova Genetics to facilitate transportation to the corporation.

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
CENTER TWP/SIOUX CENTER SCH/SIOUX CO # 1 UR/470-T INCREM	840283	840284	11,426,346
PLATO TWP/SIOUX CENTER SCH/SIOUX CO #1 UR/510-T INCREM	840285	840286	2,786,455
W BRANCH TWP/SIOUX CENTER SCH/SIOUX CO #1 UR/530-T INCREM	840287	840288	6,417,581
PLATO TWP/SIOUX CENTER SCH/PLATO AMEND/510-2 INCREM	840305	840306	10,648,183
WELCOME TWP/BOYDEN HULL SCH/210-T INCREM	840307	840308	955,097
WELCOME TWP/SIOUX CENTER SCH/520-T INCREM	840309	840310	463,064
PLATO TWP/SIOUX CENTER SCH/PLATO AMEND #2 TRANSOVA/510-V INCREM	840383	840384	500
WELCOME TWP/SIOUX CENTER SCH/WELCOME AMEND #2 TRANSOVA/520-V INCREM	840385	840386	243,210

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	23,942,380	15,679,630	1,164,300	11,831,030	0	-12,000	52,563,090	0	52,563,090
Taxable	17,199,491	7,266,377	785,926	10,516,955	0	-12,000	35,714,499	0	35,714,499
Homestead Credits									45

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	27,530	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
TIF Revenue:	600,686		
TIF Sp. Revenue Fund Interest:	13,343		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	614,029		
Rebate Expenditures:	0		
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Total Expenditures:	337,702		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	303,857	0	Amount of 06-30-2025 Cash Balance Restricted for LMI
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Projects For SIOUX COUNTY AREA 1 URBAN RENEWAL

Road Paving - Garfield Ave

Description:	Paving Garfield Ave b/w 420th-390th Streets to facilitate Center Fresh Egg
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Administrative Expenses

Description:	Payments to American State Bank for G.O. Bond Admin Charges
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

Road Paving - 380th Street

Description:	Paving 380th St b/w Goldfinch E to Hwy 75 to facilitate Trans Ova traffic
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For SIOUX COUNTY AREA 1 URBAN RENEWAL

2005 G.O. Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	640,000
Interest:	18,400
Total:	658,400
Annual Appropriation?:	No
Date Incurred:	03/01/2005
FY of Last Payment:	2027

Intrafund Loan to Secondary Roads

Debt/Obligation Type:	Internal Loans
Principal:	337,702
Interest:	0
Total:	337,702
Annual Appropriation?:	No
Date Incurred:	11/19/2004
FY of Last Payment:	2027

Administrative Expenses

Debt/Obligation Type:	Other Debt
Principal:	600
Interest:	0
Total:	600
Annual Appropriation?:	No
Date Incurred:	03/01/2005
FY of Last Payment:	2027

Non-Rebates For SIOUX COUNTY AREA 1 URBAN RENEWAL

TIF Expenditure Amount:	330,932
Tied To Debt:	2005 G.O. Bonds
Tied To Project:	Road Paving - Garfield Ave

TIF Expenditure Amount:	6,770
Tied To Debt:	2005 G.O. Bonds
Tied To Project:	Road Paving - 380th Street

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TIF Taxing District Data Collection

Local Government Name: SIOUX COUNTY (84)
 Urban Renewal Area: SIOUX COUNTY AREA 1 URBAN RENEWAL (84050)
 TIF Taxing District Name: CENTER TWP/SIOUX CENTER SCH/SIOUX CO # 1 UR/470-T INCREM
 TIF Taxing District Inc. Number: 840284
 TIF Taxing District Base Year: 2003
 FY TIF Revenue First Received: 2006
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2025

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2004

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	13,267,930	4,139,940	0	0	0	-4,000	17,384,370	0	17,384,370
Taxable	9,531,283	1,918,563	0	0	0	-4,000	11,426,346	0	11,426,346
Homestead Credits									14

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	5,447,478	11,426,346	11,426,346	0	0

FY 2025 TIF Revenue Received: 209,353

TIF Taxing District Data Collection

Local Government Name: SIOUX COUNTY (84)
 Urban Renewal Area: SIOUX COUNTY AREA 1 URBAN RENEWAL (84050)
 TIF Taxing District Name: PLATO TWP/SIOUX CENTER SCH/SIOUX CO #1 UR/510-T INCREM
 TIF Taxing District Inc. Number: 840286
 TIF Taxing District Base Year: 2003
 FY TIF Revenue First Received: 2006
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2025

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2004

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	3,257,260	1,279,850	430,780	0	0	0	4,961,390	0	4,961,390
Taxable	2,339,919	593,118	322,216	0	0	0	3,248,753	0	3,248,753
Homestead Credits									5

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	2,181,435	2,779,955	2,786,455	-6,500	-119

FY 2025 TIF Revenue Received: 51,178

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TIF Taxing District Data Collection

Local Government Name: SIOUX COUNTY (84)
 Urban Renewal Area: SIOUX COUNTY AREA 1 URBAN RENEWAL (84050)
 TIF Taxing District Name: W BRANCH TWP/SIOUX CENTER SCH/SIOUX CO #1 UR/530-T INCREM
 TIF Taxing District Inc. Number: 840288
 TIF Taxing District Base Year: 2003
 FY TIF Revenue First Received: 2006
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2025

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2004

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	2,761,140	8,619,680	733,520	0	0	-8,000	12,090,090	0	12,090,090
Taxable	1,983,520	3,994,601	463,710	0	0	-8,000	6,417,581	0	6,417,581
Homestead Credits									22

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	3,478,187	6,417,581	6,417,581	0	0

FY 2025 TIF Revenue Received: 116,431

TIF Taxing District Data Collection

Local Government Name: SIOUX COUNTY (84)
 Urban Renewal Area: SIOUX COUNTY AREA 1 URBAN RENEWAL (84050)
 TIF Taxing District Name: PLATO TWP/SIOUX CENTER SCH/PLATO AMEND/510-2 INCREM
 TIF Taxing District Inc. Number: 840306
 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: 2029

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2008

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,565,450	128,640	0	11,660,730	0	0	13,354,820	0	13,354,820
Taxable	1,124,573	59,615	0	10,429,171	0	0	11,613,359	0	11,613,359
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	2,706,637	10,648,183	10,648,183	0	0

FY 2025 TIF Revenue Received: 195,560

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TIF Taxing District Data Collection

Local Government Name: SIOUX COUNTY (84)
 Urban Renewal Area: SIOUX COUNTY AREA 1 URBAN RENEWAL (84050)
 TIF Taxing District Name: WELCOME TWP/BOYDEN HULL SCH/210-T INCREM
 TIF Taxing District Inc. Number: 840308
 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: 2029

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2008

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	983,840	346,440	0	170,300	0	0	1,500,580	0	1,500,580
Taxable	706,763	160,550	0	87,784	0	0	955,097	0	955,097
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	441,824	955,097	955,097	0	0

FY 2025 TIF Revenue Received: 15,397

TIF Taxing District Data Collection

Local Government Name: SIOUX COUNTY (84)
 Urban Renewal Area: SIOUX COUNTY AREA 1 URBAN RENEWAL (84050)
 TIF Taxing District Name: WELCOME TWP/SIOUX CENTER SCH/520-T INCREM
 TIF Taxing District Inc. Number: 840310
 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: 2029

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2008

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	513,260	203,600	0	0	0	0	716,860	0	716,860
Taxable	368,710	94,354	0	0	0	0	463,064	0	463,064
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	178,696	463,064	463,064	0	0

FY 2025 TIF Revenue Received: 8,365

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TIF Taxing District Data Collection

Local Government Name:	SIOUX COUNTY (84)	
Urban Renewal Area:	SIOUX COUNTY AREA 1 URBAN RENEWAL (84050)	
TIF Taxing District Name:	PLATO TWP/SIOUX CENTER SCH/PLATO AMEND #2 TRANSOVA/510-V INCREM	
TIF Taxing District Inc. Number:	840384	
TIF Taxing District Base Year:	2013	
FY TIF Revenue First Received:	2016	
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	521,670	188,580	0	0	0	0	710,250	0	710,250
Taxable	374,751	87,393	0	0	0	0	462,144	0	462,144
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	709,750	500	500	0	0

FY 2025 TIF Revenue Received: 9

TIF Taxing District Data Collection

Local Government Name:	SIOUX COUNTY (84)	
Urban Renewal Area:	SIOUX COUNTY AREA 1 URBAN RENEWAL (84050)	
TIF Taxing District Name:	WELCOME TWP/SIOUX CENTER SCH/WELCOME AMEND #2 TRANSOVA/520-V INCREM	
TIF Taxing District Inc. Number:	840386	
TIF Taxing District Base Year:	2013	
FY TIF Revenue First Received:	2016	
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	1,071,830	772,900	0	0	0	0	1,844,730	0	1,844,730
Taxable	769,972	358,183	0	0	0	0	1,128,155	0	1,128,155
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,601,520	243,210	243,210	0	0

FY 2025 TIF Revenue Received: 4,393