

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: UNION COUNTY (88)
 Urban Renewal Area: UNION COUNTY CRESTON COOP URBAN RENEWAL
 UR Area Number: 88002

UR Area Creation Date: 03/1997

Help local officials promote economic development in Union County. To stimulate, through public involvement and commitment, private investment in new industrial development and the creation of new employment opportunities. The County intends to help finance water, sewer, and street improvements, as well as provide direct financial assistance to Crestland Cooperative in support of a major business expansion project. The cooperative intends to construct a new soybean processing facility.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
CRESTON CITY/CRESTON SCH/FARMERS COOP UNION CO TIF INCREM	880054	880055	0

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	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
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:	0
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	0

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	0

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

Projects For UNION COUNTY CRESTON COOP URBAN RENEWAL

Road and Sewer Project

Description:	Construct/Reconstruct Road and sanitary sewer improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Economic Development Grant

Description:	Grant for new soybean crushing facility
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For UNION COUNTY CRESTON COOP URBAN RENEWAL

Refunding Bonds, Series 2011

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	06/29/2011
FY of Last Payment:	2017

Non-Rebates For UNION COUNTY CRESTON COOP URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	Refunding Bonds, Series 2011
Tied To Project:	Economic Development Grant

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projects and debts were completed and no revenue was generated in FY2019

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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: UNION COUNTY (88)
 Urban Renewal Area: UNION COUNTY CRESTON COOP URBAN RENEWAL (88002)
 TIF Taxing District Name: CRESTON CITY/CRESTON SCH/FARMERS COOP UNION CO TIF INCREM
 TIF Taxing District Inc. Number: 880055
 TIF Taxing District Base Year: 1996
 FY TIF Revenue First Received: 1999
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2019

UR Designation	
Slum	No
Blighted	No
Economic Development	03/1997

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	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	4,394,671	0	0	0	0

FY 2025 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: UNION COUNTY (88)
 Urban Renewal Area: UNION COUNTY WIND TURBINE URBAN RENEWAL
 UR Area Number: 88003

UR Area Creation Date: 09/2022

The Union County Wind Farm Urban Renewal Plan for the Union County Wind Farm Urban Renewal Area has been developed to help local officials promote commercial and industrial economic developemnt in Union County, Iowa.

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
SPAULDING TWP/CRESTON COMM SCH WIND TURBINE TIF INC	880076	880077	5,837,893
SPAULDING TWP/ORIENT MACKSBURG SCH WIND TURBINE TIF INC	880078	880079	4,551,854
DOUGLAS TWP/CRESTON COMM SCH WIND TURBINE TIF INC	880080	880081	450,832
LINCOLN TWP/CRESTON COMM SCH WIND TURBINE TIF INC	880082	880083	2,457,978

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	16,895,560	0	0	16,895,560	0	16,895,560
Taxable	0	0	0	16,271,140	0	0	16,271,140	0	16,271,140
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **4,143** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	364,469
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	364,469

Rebate Expenditures:	0
Non-Rebate Expenditures:	200,600
Returned to County Treasurer:	0
Total Expenditures:	200,600

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **168,012** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For UNION COUNTY WIND TURBINE URBAN RENEWAL

L-001-TIF

Description:	Culvert - Clover N of 130th
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

L-002-TIF

Description:	Grannular Surfacing & Culvert - on 110th
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

L-023402-050406-TIF

Description:	Bridge - 150th & 160th
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

L-C088(0158570)--73-88

Description:	Bridge - Green Valley
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

L-C088(012624)--73-88

Description:	Bridge - 140th Spillway
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Bond Series 2022

Description:	Administrative Expenses
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For UNION COUNTY WIND TURBINE URBAN RENEWAL

Bond Series 2022 5M

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	5,000,000
Interest:	1,885,000
Total:	6,885,000
Annual Appropriation?:	No
Date Incurred:	10/31/2022
FY of Last Payment:	2038

Secondary Roads Loan

Debt/Obligation Type:	Internal Loans
Principal:	112,100
Interest:	0
Total:	112,100
Annual Appropriation?:	No
Date Incurred:	05/30/2023
FY of Last Payment:	2038

Secondary Roads Loan

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/20/2023
FY of Last Payment:	2038

General Basic Loan

Debt/Obligation Type:	Internal Loans
Principal:	3,085
Interest:	0
Total:	3,085
Annual Appropriation?:	No
Date Incurred:	11/28/2022
FY of Last Payment:	2038

Non-Rebates For UNION COUNTY WIND TURBINE URBAN RENEWAL

TIF Expenditure Amount:	200,600
Tied To Debt:	Bond Series 2022 5M
Tied To Project:	Bond Series 2022

TIF Expenditure Amount:	0
Tied To Debt:	Bond Series 2022 5M
Tied To Project:	Bond Series 2022

TIF Expenditure Amount:	0
Tied To Debt:	Bond Series 2022 5M
Tied To Project:	Bond Series 2022

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TIF Taxing District Data Collection

Local Government Name: UNION COUNTY (88)
 Urban Renewal Area: UNION COUNTY WIND TURBINE URBAN RENEWAL (88003)
 TIF Taxing District Name: SPAULDING TWP/CRESTON COMM SCH WIND TURBINE TIF INC
 TIF Taxing District Inc. Number: 880077
 TIF Taxing District Base Year: 2021
 FY TIF Revenue First Received: 2024
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2022

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	7,297,400	0	0	7,297,400	0	7,297,400
Taxable	0	0	0	6,881,120	0	0	6,881,120	0	6,881,120
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	6,881,120	5,837,893	1,043,227	29,079

FY 2025 TIF Revenue Received: 162,735

TIF Taxing District Data Collection

Local Government Name: UNION COUNTY (88)
 Urban Renewal Area: UNION COUNTY WIND TURBINE URBAN RENEWAL (88003)
 TIF Taxing District Name: SPAULDING TWP/ORIENT MACKSBURG SCH WIND TURBINE TIF INC
 TIF Taxing District Inc. Number: 880079
 TIF Taxing District Base Year: 2021
 FY TIF Revenue First Received: 2024
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2022

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	5,754,040	0	0	5,754,040	0	5,754,040
Taxable	0	0	0	5,754,040	0	0	5,754,040	0	5,754,040
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	5,754,040	4,551,854	1,202,186	30,303

FY 2025 TIF Revenue Received: 121,017

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TIF Taxing District Data Collection

Local Government Name: UNION COUNTY (88)
 Urban Renewal Area: UNION COUNTY WIND TURBINE URBAN RENEWAL (88003)
 TIF Taxing District Name: DOUGLAS TWP/CRESTON COMM SCH WIND TURBINE TIF INC
 TIF Taxing District Inc. Number: 880081
 TIF Taxing District Base Year: 2021
 FY TIF Revenue First Received: 2024
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2022

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	771,680	0	0	771,680	0	771,680
Taxable	0	0	0	563,540	0	0	563,540	0	563,540
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	563,540	450,832	112,708	3,135

FY 2025 TIF Revenue Received: 12,539

TIF Taxing District Data Collection

Local Government Name: UNION COUNTY (88)
 Urban Renewal Area: UNION COUNTY WIND TURBINE URBAN RENEWAL (88003)
 TIF Taxing District Name: LINCOLN TWP/CRESTON COMM SCH WIND TURBINE TIF INC
 TIF Taxing District Inc. Number: 880083
 TIF Taxing District Base Year: 2021
 FY TIF Revenue First Received: 2024
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2022

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	3,072,440	0	0	3,072,440	0	3,072,440
Taxable	0	0	0	3,072,440	0	0	3,072,440	0	3,072,440
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	3,072,440	2,457,978	614,462	17,044

FY 2025 TIF Revenue Received: 68,178