

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: WEBSTER COUNTY
 Local Government Number: 94

Active Urban Renewal Areas

WEBSTER COUNTY REGIONAL URBAN RENEWAL

**U.R. # of Tif Taxing
Districts**
 94007 16

TIF Debt Outstanding: 2,354,311

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	469,550	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
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TIF Revenue:	2,534,149		
TIF Sp. Revenue Fund Interest:	65,648		
Property Tax Replacement Claims	57		
Asset Sales & Loan Repayments:	0		
Total Revenue:	2,599,854		

Rebate Expenditures:	590,326		
Non-Rebate Expenditures:	1,649,046		
Returned to County Treasurer:	0		
Total Expenditures:	2,239,372		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	830,032	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: -715,093**

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Urban Renewal Area Data Collection

Local Government Name: WEBSTER COUNTY (94)
 Urban Renewal Area: WEBSTER COUNTY REGIONAL URBAN RENEWAL
 UR Area Number: 94007

UR Area Creation Date: 12/2005

UR Area Purpose: To strengthen the economic well-being of Webster County by increasing industrial activity, taxable real estate values, and entrepreneurial opportunities.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
ROLAND TWP/SOUTHEAST VALLEY (PRAIRIE VALLEY) SCH/TFEP FRONTIER ETHANOL PLANT UR TIF INCREM	940218	940219	3,030,947
DOUGLAS TWP/MANSON NORTHWEST WEBSTER SCH/TFWC1 CARGILL TIF INCREM	940238	940239	5,356,720
FULTON TWP/SOUTHEAST VALLEY (PRAIRIE VALLEY) SCH/TFWC2 NEW COOP ROELYN TIF INCREM	940240	940241	1,675,310
JOHNSON TWP/MANSON NORTHWEST WEBSTER SCH/TFWC3 NEW COOP BARNUM TIF INCREM	940242	940243	1,598,770
LOST GROVE TWP/SOUTHEAST VALLEY (PRAIRIE VALLEY) SCH/FIRE #3/TFWC4 NEW COOP LANYON TIF INCREM	940244	940245	7,938,800
DOUGLAS TWP/MANSON NORTHWEST WEBSTER SCH/TFWC5 CJ TIF INCREM	940246	940247	34,489,105
ELKHORN TWP/SOUTHEAST VALLEY (PRAIRIE VALLEY) SCH/TFWC6 CRIMMINS TIF INCREM	940298	940299	4,496,760
BURNSIDE TWP/SOUTHEAST VALLEY (SOUTHEAST WEBSTER-GRAND) SCH/TFWC7 WIND FARMS TIF INCREM	940300	940301	21,234,799
CLAY TWP/SOUTHEAST VALLEY (SOUTHEAST WEBSTER-GRAND) SCH/FIRE#3/TFWC8 WIND FARMS TIF INCREM	940302	940303	7,432,181
CLAY TWP/SOUTHEAST VALLEY (PRAIRIE VALLEY) SCH/FIRE#3/TFWC9 WIND FARMS TIF INCREM	940304	940305	5,839,570
CLAY TWP/SOUTHEAST VALLEY (PRAIRIE VALLEY) SCH/FIRE#1/TFWC10 WIND FARMS TIF INCREM	940306	940307	6,901,310
CLAY TWP/SOUTHEAST VALLEY (PRAIRIE VALLEY) SCH/FIRE#2/TFWC11 WIND FARMS TIF INCREM	940308	940309	7,432,180
ELKHORN TWP/SOUTHEAST VALLEY (PRAIRIE VALLEY) SCH/TFWC12 WIND FARMS TIF INCREM	940310	940311	4,777,830
LOST GROVE TWP/SOUTHEAST VALLEY (PRAIRIE VALLEY) SCH/FIRE#1/TFWC13 WIND FARMS TIF INCREM	940312	940313	3,185,220
COOPER TWP/FORT DODGE SCH/TFWC14 TIF INCREM	940346	940347	7,382,215
PLEASANT VALLEY TWP/FORT DODGE SCH/TFWC15 TIF INCREM	940348	940349	3,958,702

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	83,430	0	27,141,820	205,126,700	0	0	232,351,950	0	232,351,950
Taxable	59,934	0	24,037,150	184,016,696	0	0	208,113,780	0	208,113,780
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 469,550 **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	2,534,149
TIF Sp. Revenue Fund Interest:	65,648
Property Tax Replacement Claims	57
Asset Sales & Loan Repayments:	0
Total Revenue:	2,599,854
Rebate Expenditures:	590,326
Non-Rebate Expenditures:	1,649,046
Returned to County Treasurer:	0
Total Expenditures:	2,239,372

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	830,032	0	Amount of 06-30-2025 Cash Balance Restricted for LMI
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Projects For WEBSTER COUNTY REGIONAL URBAN RENEWAL

Administration Expenses

Description:	Business location incentive
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

C J Bio America

Description:	Site Prep, Bldg Construction, machinery & equipment, computer hardware
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	No

Greater Fort Dodge Growth Alliance Marketing Services-Amendment#4

Description:	To provide marketing services and promote economic development
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

Costs to Support Urban Renewal Projects & Planning-Amendment#5

Description:	Planning, engineering fees, attorney fees, other related costs
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

Tax Rebate or other Development Agreements-Cargill Amendment #5

Description:	Water quality/Water treatment cost increase
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

Tax Rebate or other Development Agreements-CJ Bio America Amendment #5

Description:	Move product line to Webster County
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

Tax Rebate or other Development Agreements-GFDGA Amendment #5

Description:	Annual payment to continue utilizing resources
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

Crimmins Investment LLC

Description:	Construction of new warehouse facility
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	No
Payments Complete:	No

Crimmins Investment LLC (2)

Description:	Expansion of Existing Facility
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	No
Payments Complete:	No

Calcium Products

Description:	Production and Warehouse Facility
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

Crimmins Investment LLC (3)

Description:	Expansion of Existing Facility
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	No
Payments Complete:	No

Conservation Building & Trails

Description:	Conservation Building & Trails
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

New Cooperative Inc

Description:	Expansion of Existing Facility
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	No
Payments Complete:	No

Marker 126, LLC

Description:	Construction for Facility
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

Calcium Products Inc

Description:	Replacement of Existing Facility
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For WEBSTER COUNTY REGIONAL URBAN RENEWAL

C J Bio America Economic Development Grant

Debt/Obligation Type:	Rebates
Principal:	844,800
Interest:	27,287
Total:	872,087
Annual Appropriation?:	Yes
Date Incurred:	11/04/2014
FY of Last Payment:	2032

Reimburse General Basic

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/26/2013
FY of Last Payment:	2033

Cargill Economic Development Grants

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	08/28/2018
FY of Last Payment:	2023

Crimmins Investment LLC

Debt/Obligation Type:	Other Debt
Principal:	109,680
Interest:	0
Total:	109,680
Annual Appropriation?:	Yes
Date Incurred:	03/19/2019
FY of Last Payment:	2030

Crimmins Investment LLC (2)

Debt/Obligation Type:	Other Debt
Principal:	106,953
Interest:	0
Total:	106,953
Annual Appropriation?:	Yes
Date Incurred:	11/24/2020
FY of Last Payment:	2032

Crimmins Investment LLC (3)

Debt/Obligation Type:	Other Debt
Principal:	237,302
Interest:	0
Total:	237,302
Annual Appropriation?:	Yes
Date Incurred:	08/30/2022

FY of Last Payment: 2033

Conversation Building & Trails

Debt/Obligation Type: Other Debt
Principal: 0
Interest: 0
Total: 0
Annual Appropriation?: No
Date Incurred: 12/15/2023
FY of Last Payment: 2033

New Cooperative Inc

Debt/Obligation Type: Other Debt
Principal: 81,640
Interest: 0
Total: 81,640
Annual Appropriation?: Yes
Date Incurred: 08/30/2022
FY of Last Payment: 2029

Marker 126, LLC

Debt/Obligation Type: Other Debt
Principal: 211,649
Interest: 0
Total: 211,649
Annual Appropriation?: Yes
Date Incurred: 08/30/2022
FY of Last Payment: 2031

Calcium Products Inc

Debt/Obligation Type: Other Debt
Principal: 735,000
Interest: 0
Total: 735,000
Annual Appropriation?: Yes
Date Incurred: 08/30/2022
FY of Last Payment: 2034

Reimburse Debt Service Fund

Debt/Obligation Type: Other Debt
Principal: 0
Interest: 0
Total: 0
Annual Appropriation?: No
Date Incurred: 06/02/2024
FY of Last Payment: 2025

Non-Rebates For WEBSTER COUNTY REGIONAL URBAN RENEWAL

TIF Expenditure Amount:	425,851
Tied To Debt:	Reimburse General Basic
Tied To Project:	Administration Expenses
TIF Expenditure Amount:	18,280
Tied To Debt:	Crimmins Investment LLC
Tied To Project:	Crimmins Investment LLC
TIF Expenditure Amount:	15,279
Tied To Debt:	Crimmins Investment LLC (2)
Tied To Project:	Crimmins Investment LLC (2)
TIF Expenditure Amount:	26,368
Tied To Debt:	Crimmins Investment LLC (3)
Tied To Project:	Crimmins Investment LLC (3)
TIF Expenditure Amount:	1,031,700
Tied To Debt:	Reimburse Debt Service Fund
Tied To Project:	Administration Expenses
TIF Expenditure Amount:	27,832
Tied To Debt:	New Cooperative Inc
Tied To Project:	New Cooperative Inc
TIF Expenditure Amount:	30,236
Tied To Debt:	Marker 126, LLC
Tied To Project:	Marker 126, LLC
TIF Expenditure Amount:	73,500
Tied To Debt:	Calcium Products Inc
Tied To Project:	Calcium Products

Rebates For WEBSTER COUNTY REGIONAL URBAN RENEWAL

CJ Bio

TIF Expenditure Amount:	590,326
Rebate Paid To:	CJ Bio
Tied To Debt:	C J Bio America Economic Development Grant
Tied To Project:	C J Bio America
Projected Final FY of Rebate:	2032

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2013 URA name changed to Webster County Regional Urban Renewal Area.
2013 URA expanded
2024 URA expanded Amend #12

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

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TIF Taxing District Data Collection

Local Government Name: WEBSTER COUNTY (94)
 Urban Renewal Area: WEBSTER COUNTY REGIONAL URBAN RENEWAL (94007)
 TIF Taxing District Name: ROLAND TWP/SOUTHEAST VALLEY (PRAIRIE VALLEY) SCH/TFEP FRONTIER ETHANOL PLANT UR TIF INCREM
 TIF Taxing District Inc. Number: 940219
 TIF Taxing District Base Year: 2004
 FY TIF Revenue First Received: 2008
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2026

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2005

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	14,000,000	0	0	14,000,000	0	14,000,000
Taxable	0	0	0	12,534,514	0	0	12,534,514	0	12,534,514
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	128,040	12,534,514	3,030,947	9,503,567	187,914

FY 2025 TIF Revenue Received: 59,931

TIF Taxing District Data Collection

Local Government Name: WEBSTER COUNTY (94)
 Urban Renewal Area: WEBSTER COUNTY REGIONAL URBAN RENEWAL (94007)
 TIF Taxing District Name: DOUGLAS TWP/MANSON NORTHWEST WEBSTER SCH/TFWC1 CARGILL TIF INCREM
 TIF Taxing District Inc. Number: 940239
 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	0	0	0	29,838,760	0	0	29,838,760	0	29,838,760
Taxable	0	0	0	26,826,293	0	0	26,826,293	0	26,826,293
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	15,417,420	14,421,340	5,356,720	9,064,620	182,335

FY 2025 TIF Revenue Received: 107,751

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TIF Taxing District Data Collection

Local Government Name:	WEBSTER COUNTY (94)									
Urban Renewal Area:	WEBSTER COUNTY REGIONAL URBAN RENEWAL (94007)									
TIF Taxing District Name:	FULTON TWP/SOUTHEAST VALLEY (PRAIRE VALLEY) SCH/TFWC2 NEW COOP ROELYN TIF INCREM									
TIF Taxing District Inc. Number:	940241									
TIF Taxing District Base Year:	2013	<table border="1"> <thead> <tr> <th colspan="2">UR Designation</th> </tr> </thead> <tbody> <tr> <td>Slum</td> <td>No</td> </tr> <tr> <td>Blighted</td> <td>No</td> </tr> <tr> <td>Economic Development</td> <td>No</td> </tr> </tbody> </table>	UR Designation		Slum	No	Blighted	No	Economic Development	No
UR Designation										
Slum	No									
Blighted	No									
Economic Development	No									
FY TIF Revenue First Received:	2015									
Subject to a Statutory end date?	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	6,023,580	1,112,130	0	0	7,135,710	0	7,135,710
Taxable	0	0	5,292,605	992,821	0	0	6,285,426	0	6,285,426
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	5,460,400	1,675,310	1,675,310	0	0

FY 2025 TIF Revenue Received: 32,698

TIF Taxing District Data Collection

Local Government Name:	WEBSTER COUNTY (94)									
Urban Renewal Area:	WEBSTER COUNTY REGIONAL URBAN RENEWAL (94007)									
TIF Taxing District Name:	JOHNSON TWP/MANSON NORTHWEST WEBSTER SCH/TFWC3 NEW COOP BARNUM TIF INCREM									
TIF Taxing District Inc. Number:	940243									
TIF Taxing District Base Year:	2013	<table border="1"> <thead> <tr> <th colspan="2">UR Designation</th> </tr> </thead> <tbody> <tr> <td>Slum</td> <td>No</td> </tr> <tr> <td>Blighted</td> <td>No</td> </tr> <tr> <td>Economic Development</td> <td>No</td> </tr> </tbody> </table>	UR Designation		Slum	No	Blighted	No	Economic Development	No
UR Designation										
Slum	No									
Blighted	No									
Economic Development	No									
FY TIF Revenue First Received:	2015									
Subject to a Statutory end date?	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	1,959,410	0	0	0	1,959,410	0	1,959,410
Taxable	0	0	1,697,983	0	0	0	1,697,983	0	1,697,983
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	360,640	1,598,770	1,598,770	0	0

FY 2025 TIF Revenue Received: 32,258

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TIF Taxing District Data Collection

Local Government Name: WEBSTER COUNTY (94)
 Urban Renewal Area: WEBSTER COUNTY REGIONAL URBAN RENEWAL (94007)
 TIF Taxing District Name: LOST GROVE TWP/SOUTHEAST VALLEY (PRAIRIE VALLEY) SCH/FIRE #3/TFWC4 NEW COOP LANYON TIF INCREM
 TIF Taxing District Inc. Number: 940245
 TIF Taxing District Base Year: 2013
 FY TIF Revenue First Received: 2015
 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	8,893,570	0	0	0	8,893,570	0	8,893,570
Taxable	0	0	7,938,800	0	0	0	7,938,800	0	7,938,800
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	95,020	7,938,800	7,938,800	0	0

FY 2025 TIF Revenue Received: 157,683

TIF Taxing District Data Collection

Local Government Name: WEBSTER COUNTY (94)
 Urban Renewal Area: WEBSTER COUNTY REGIONAL URBAN RENEWAL (94007)
 TIF Taxing District Name: DOUGLAS TWP/MANSON NORTHWEST WEBSTER SCH/TFWC5 CJ TIF INCREM
 TIF Taxing District Inc. Number: 940247
 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	0	0	0	38,362,070	0	0	38,362,070	0	38,362,070
Taxable	0	0	0	34,489,105	0	0	34,489,105	0	34,489,105
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	134,190	34,489,105	34,489,105	0	0

FY 2025 TIF Revenue Received: 693,751

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TIF Taxing District Data Collection

Local Government Name: WEBSTER COUNTY (94)
 Urban Renewal Area: WEBSTER COUNTY REGIONAL URBAN RENEWAL (94007)
 TIF Taxing District Name: ELKHORN TWP/SOUTHEAST VALLEY (PRAIRIE VALLEY) SCH/TFWC6
 CRIMMINS TIF INCREM
 TIF Taxing District Inc. Number: 940299
 TIF Taxing District Base Year: 2018
 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	5,793,940	0	0	0	5,793,940	0	5,793,940
Taxable	0	0	5,149,060	0	0	0	5,149,060	0	5,149,060
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,297,180	4,496,760	4,496,760	0	0

FY 2025 TIF Revenue Received: 88,740

TIF Taxing District Data Collection

Local Government Name: WEBSTER COUNTY (94)
 Urban Renewal Area: WEBSTER COUNTY REGIONAL URBAN RENEWAL (94007)
 TIF Taxing District Name: BURNSIDE TWP/SOUTHEAST VALLEY (SOUTHEAST WEBSTER-GRAND)
 SCH/TFWC7 WIND FARMS TIF INCREM
 TIF Taxing District Inc. Number: 940301
 TIF Taxing District Base Year: 2018
 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	42,469,200	0	0	42,469,200	0	42,469,200
Taxable	0	0	0	38,124,568	0	0	38,124,568	0	38,124,568
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	21,234,400	21,234,800	21,234,799	1	0

FY 2025 TIF Revenue Received: 410,058

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TIF Taxing District Data Collection

Local Government Name: WEBSTER COUNTY (94)
 Urban Renewal Area: WEBSTER COUNTY REGIONAL URBAN RENEWAL (94007)
 TIF Taxing District Name: CLAY TWP/SOUTHEAST VALLEY (SOUTHEAST WEBSTER-GRAND)
 SCH/FIRE#3/TFWC8 WIND FARMS TIF INCREM
 TIF Taxing District Inc. Number: 940303

TIF Taxing District Base Year:	2018	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	14,864,220	0	0	14,864,220	0	14,864,220
Taxable	0	0	0	13,340,683	0	0	13,340,683	0	13,340,683
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	7,432,040	7,432,180	7,432,181	-1	0

FY 2025 TIF Revenue Received: 146,943

TIF Taxing District Data Collection

Local Government Name: WEBSTER COUNTY (94)
 Urban Renewal Area: WEBSTER COUNTY REGIONAL URBAN RENEWAL (94007)
 TIF Taxing District Name: CLAY TWP/SOUTHEAST VALLEY (PRAIRIE VALLEY) SCH/FIRE#3/TFWC9 WIND FARMS TIF INCREM
 TIF Taxing District Inc. Number: 940305

TIF Taxing District Base Year:	2018	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	11,679,030	0	0	11,679,030	0	11,679,030
Taxable	0	0	0	10,489,941	0	0	10,489,941	0	10,489,941
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	5,839,460	5,839,570	5,839,570	0	0

FY 2025 TIF Revenue Received: 115,448

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TIF Taxing District Data Collection

Local Government Name: WEBSTER COUNTY (94)
 Urban Renewal Area: WEBSTER COUNTY REGIONAL URBAN RENEWAL (94007)
 TIF Taxing District Name: CLAY TWP/SOUTHEAST VALLEY (PRAIRIE VALLEY) SCH/FIRE#1/TFWC10
 WIND FARMS TIF INCREM
 TIF Taxing District Inc. Number: 940307
 TIF Taxing District Base Year: 2018
 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	13,802,490	0	0	13,802,490	0	13,802,490
Taxable	0	0	0	12,397,203	0	0	12,397,203	0	12,397,203
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	6,901,180	6,901,310	6,901,310	0	0

FY 2025 TIF Revenue Received: 136,192

TIF Taxing District Data Collection

Local Government Name: WEBSTER COUNTY (94)
 Urban Renewal Area: WEBSTER COUNTY REGIONAL URBAN RENEWAL (94007)
 TIF Taxing District Name: CLAY TWP/SOUTHEAST VALLEY (PRAIRIE VALLEY) SCH/FIRE#2/TFWC11
 WIND FARMS TIF INCREM
 TIF Taxing District Inc. Number: 940309
 TIF Taxing District Base Year: 2018
 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	14,864,220	0	0	14,864,220	0	14,864,220
Taxable	0	0	0	13,222,826	0	0	13,222,826	0	13,222,826
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	7,432,040	7,432,180	7,432,180	0	0

FY 2025 TIF Revenue Received: 145,665

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name:	WEBSTER COUNTY (94)	
Urban Renewal Area:	WEBSTER COUNTY REGIONAL URBAN RENEWAL (94007)	
TIF Taxing District Name:	ELKHORN TWP/SOUTHEAST VALLEY (PRAIRIE VALLEY) SCH/TFWC12 WIND FARMS TIF INCREM	
TIF Taxing District Inc. Number:	940311	
TIF Taxing District Base Year:	2018	
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	9,555,570	0	0	9,555,570	0	9,555,570
Taxable	0	0	0	8,554,675	0	0	8,554,675	0	8,554,675
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	4,777,740	4,777,830	4,777,830	0	0

FY 2025 TIF Revenue Received: 94,286

TIF Taxing District Data Collection

Local Government Name:	WEBSTER COUNTY (94)	
Urban Renewal Area:	WEBSTER COUNTY REGIONAL URBAN RENEWAL (94007)	
TIF Taxing District Name:	LOST GROVE TWP/SOUTHEAST VALLEY (PRAIRIE VALLEY) SCH/FIRE#1/TFWC13 WIND FARMS TIF INCREM	
TIF Taxing District Inc. Number:	940313	
TIF Taxing District Base Year:	2018	
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	6,370,380	0	0	6,370,380	0	6,370,380
Taxable	0	0	0	5,721,786	0	0	5,721,786	0	5,721,786
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	3,185,160	3,185,220	3,185,220	0	0

FY 2025 TIF Revenue Received: 62,618

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: WEBSTER COUNTY (94)
 Urban Renewal Area: WEBSTER COUNTY REGIONAL URBAN RENEWAL (94007)
 TIF Taxing District Name: COOPER TWP/FORT DODGE SCH/TFWC14 TIF INCREM
 TIF Taxing District Inc. Number: 940347
 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	83,430	0	0	8,208,630	0	0	8,292,060	0	8,292,060
Taxable	59,934	0	0	7,322,281	0	0	7,382,215	0	7,382,215
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	120,530	7,382,215	7,382,215	0	0

FY 2025 TIF Revenue Received: 162,535

TIF Taxing District Data Collection

Local Government Name: WEBSTER COUNTY (94)
 Urban Renewal Area: WEBSTER COUNTY REGIONAL URBAN RENEWAL (94007)
 TIF Taxing District Name: PLEASANT VALLEY TWP/FORT DODGE SCH/TFWC15 TIF INCREM
 TIF Taxing District Inc. Number: 940349
 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	4,471,320	0	0	0	4,471,320	0	4,471,320
Taxable	0	0	3,958,702	0	0	0	3,958,702	0	3,958,702
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	76,500	3,958,702	3,958,702	0	0

FY 2025 TIF Revenue Received: 87,592