

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

**Levy Authority Summary**

Local Government Name: WRIGHT COUNTY  
 Local Government Number: 99

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
WRIGHT COUNTY WIND FARM URBAN RENEWAL	99026	3
AGRIBUSINESS INDUSTRIAL URBAN RENEWAL	99028	1
WRIGHT COUNTY RENEWTRIENTS UR	99031	1

**TIF Debt Outstanding: 11,040,927**

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:		Amount of 07-01-2024 Cash Balance Restricted for LMI
	<b>2,012,687</b>	<b>0</b>
TIF Revenue:	1,523,615	
TIF Sp. Revenue Fund Interest:	0	
Property Tax Replacement Claims	0	
Asset Sales & Loan Repayments:	0	
<b>Total Revenue:</b>	<b>1,523,615</b>	
Rebate Expenditures:	711,322	
Non-Rebate Expenditures:	1,640,308	
Returned to County Treasurer:	0	
<b>Total Expenditures:</b>	<b>2,351,630</b>	

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	Amount of 06-30-2025 Cash Balance Restricted for LMI
<b>1,184,672</b>	<b>0</b>

**Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 7,504,625**

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**Urban Renewal Area Data Collection**

Local Government Name: WRIGHT COUNTY (99)  
 Urban Renewal Area: WRIGHT COUNTY WIND FARM URBAN RENEWAL  
 UR Area Number: 99026

UR Area Creation Date: 12/2010

Promote economic development in Wright County. The primary goal of the plan is to stimulate, through public involvement and commitment, private investment in new industrial/commercial development.

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WRIGHT COUNTY/CL-GF SCH/WALL LAKE TWP/UR WINDFARM TIF INC	990161	990162	2,898,600
WRIGHT COUNTY/WEBSTER CITY SCH (NEH)/VERNON TWP/UR WINDFARM TIF INC	990163	990164	1,182,327
WRIGHT COUNTY/WEBSTER CITY SCH (NEH)/WALL LAKE TWP/UR WINDFARM TIF INC	990165	990166	5,101,102

**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	25,748,790	0	0	25,748,790	0	25,748,790
Taxable	0	0	0	22,661,685	0	0	22,661,685	0	22,661,685
Homestead Credits									0

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:</b>	<b>270,878</b>	<b>0</b>	<b>Amount of 07-01-2024 Cash Balance Restricted for LMI</b>
TIF Revenue:	210,019		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
<b>Total Revenue:</b>	<b>210,019</b>		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	300,650		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>300,650</b>		

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b>	<b>180,247</b>	<b>0</b>	<b>Amount of 06-30-2025 Cash Balance Restricted for LMI</b>
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## Projects For WRIGHT COUNTY WIND FARM URBAN RENEWAL

### Resurfacing R38

Description:	Road Project
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Resurfacing R33

Description:	Road Project
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Resurfacing 335th Street

Description:	Road Project
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Bridge #20 Replacement

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

### Bridge #35 Replacement

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

### Bridge #36 Replacement

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

### Bridge #2 Replacement

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

### Resurface Dows Main Street

Description:	Road Project
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Resurface S13

Description:	Road Project
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Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For WRIGHT COUNTY WIND FARM URBAN RENEWAL

### Urban Renewal Area South TIF

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	855,000
Interest:	51,900
Total:	906,900
Annual Appropriation?:	No
Date Incurred:	12/01/2010
FY of Last Payment:	2027

## Non-Rebates For WRIGHT COUNTY WIND FARM URBAN RENEWAL

TIF Expenditure Amount:	275,000
Tied To Debt:	Urban Renewal Area South TIF
Tied To Project:	Resurfacing R38
TIF Expenditure Amount:	25,650
Tied To Debt:	Urban Renewal Area South TIF
Tied To Project:	Resurfacing R33

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**TIF Taxing District Data Collection**

Local Government Name: WRIGHT COUNTY (99)  
 Urban Renewal Area: WRIGHT COUNTY WIND FARM URBAN RENEWAL (99026)  
 TIF Taxing District Name: WRIGHT COUNTY/CL-GF SCH/WALL LAKE TWP/UR WINDFARM TIF INC  
 TIF Taxing District Inc. Number: 990162  
 TIF Taxing District Base Year: 2009  
 FY TIF Revenue First Received: 2012  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2010

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	9,794,310	0	0	9,794,310	0	9,794,310
Taxable	0	0	0	8,527,110	0	0	8,527,110	0	8,527,110
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	4,664,040	5,130,270	2,898,600	2,231,670	53,801

FY 2025 TIF Revenue Received: 66,299

**TIF Taxing District Data Collection**

Local Government Name: WRIGHT COUNTY (99)  
 Urban Renewal Area: WRIGHT COUNTY WIND FARM URBAN RENEWAL (99026)  
 TIF Taxing District Name: WRIGHT COUNTY/WEBSTER CITY SCH (NEH)/VERNON TWP/UR WINDFARM TIF INC  
 TIF Taxing District Inc. Number: 990164  
 TIF Taxing District Base Year: 2009  
 FY TIF Revenue First Received: 2012  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2010

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	2,365,380	0	0	2,365,380	0	2,365,380
Taxable	0	0	0	2,092,616	0	0	2,092,616	0	2,092,616
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	262,816	2,092,616	1,182,327	910,289	20,954

FY 2025 TIF Revenue Received: 27,043

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**TIF Taxing District Data Collection**

Local Government Name: WRIGHT COUNTY (99)  
 Urban Renewal Area: WRIGHT COUNTY WIND FARM URBAN RENEWAL (99026)  
 TIF Taxing District Name: WRIGHT COUNTY/WEBSTER CITY SCH (NEH)/WALL LAKE TWP/UR WINDFARM TIF INC  
 TIF Taxing District Inc. Number: 990166  
 TIF Taxing District Base Year: 2009  
 FY TIF Revenue First Received: 2012  
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	10/2010

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	13,589,100	0	0	13,589,100	0	13,589,100
Taxable	0	0	0	12,041,959	0	0	12,041,959	0	12,041,959
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	4,560,594	9,028,506	5,101,102	3,927,404	89,212

FY 2025 TIF Revenue Received: 116,677

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**Urban Renewal Area Data Collection**

Local Government Name: WRIGHT COUNTY (99)  
 Urban Renewal Area: AGRIBUSINESS INDUSTRIAL URBAN RENEWAL  
 UR Area Number: 99028

UR Area Creation Date: 08/2016

Job creation opportunities and strengthening the property tax base. Providing land and resources for new and expanded commercial, industrial and agri-business development. Provide municipal infrastructure, services and facilities.

UR Area Purpose:

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
TROY TWP/EAGLE GROVE SCH AGRIBUSINESS TIF INC	990180	990181	51,121,315

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	15,816,400	105,100	628,100	115,465,200	0	0	132,014,800	0	132,014,800
Taxable	11,362,028	48,706	442,090	103,853,195	0	0	115,706,019	0	115,706,019
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:** 1,738,420 0 **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	1,209,455
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>1,209,455</b>

Rebate Expenditures:	692,442
Non-Rebate Expenditures:	1,289,338
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>1,981,780</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:** 966,095 0 **Amount of 06-30-2025 Cash Balance Restricted for LMI**

## Projects For AGRIBUSINESS INDUSTRIAL URBAN RENEWAL

### EG School Support

Description:	Educational Facilities Enhancement Project
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

### EG Wastewater Treatment Facility

Description:	Support construction of wastewater treatment facility in Eagle Grove
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	No

### Transportation Improvement Project

Description:	Turning Lanes on HWY 17 and C56
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Prestage Development Agreement

Description:	Incentives of 32% Rebate back to Company
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

### AgriBusiness Park Infrastructure

Description:	Streets, utilities, and storm sewer construction
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For AGRIBUSINESS INDUSTRIAL URBAN RENEWAL

### Revenue Bonds EG School

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	790,000
Interest:	96,560
Total:	886,560
Annual Appropriation?:	No
Date Incurred:	06/02/2018
FY of Last Payment:	2030

### State Revolving Fund EG Sewer

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,519,000
Interest:	156,853
Total:	2,675,853
Annual Appropriation?:	No
Date Incurred:	02/01/2018
FY of Last Payment:	2030

### RISE Road Project

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	95,000
Interest:	2,850
Total:	97,850
Annual Appropriation?:	No
Date Incurred:	06/18/2018
FY of Last Payment:	2025

### AgriBusiness Park Infrastructure

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	592,383
Interest:	9,033
Total:	601,416
Annual Appropriation?:	No
Date Incurred:	06/04/2019
FY of Last Payment:	2025

### Prestage Development Agree.

Debt/Obligation Type:	Rebates
Principal:	5,571,148
Interest:	0
Total:	5,571,148
Annual Appropriation?:	Yes
Date Incurred:	08/22/2016
FY of Last Payment:	2030

## Non-Rebates For AGRIBUSINESS INDUSTRIAL URBAN RENEWAL

TIF Expenditure Amount:	98,450
Tied To Debt:	RISE Road Project
Tied To Project:	Transportation Improvement Project

TIF Expenditure Amount:	443,082
Tied To Debt:	State Revolving Fund EG Sewer
Tied To Project:	EG Wastewater Treatment Facility

TIF Expenditure Amount:	146,390
Tied To Debt:	Revenue Bonds EG School
Tied To Project:	EG School Support

TIF Expenditure Amount:	601,416
Tied To Debt:	AgriBusiness Park Infrastructure
Tied To Project:	AgriBusiness Park Infrastructure

## Rebates For AGRIBUSINESS INDUSTRIAL URBAN RENEWAL

### Prestage

TIF Expenditure Amount:	692,442
Rebate Paid To:	Prestage
Tied To Debt:	Prestage Development Agree.
Tied To Project:	Prestage Development Agreement
Projected Final FY of Rebate:	2030

## Jobs For AGRIBUSINESS INDUSTRIAL URBAN RENEWAL

Project:	Prestage Development Agreement
Company Name:	Prestage Foods of Iowa LLC
Date Agreement Began:	08/22/2016
Date Agreement Ends:	06/30/2030
Number of Jobs Created or Retained:	922
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	200,000,000
Total Estimated Cost of Public Infrastructure:	468,000

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**TIF Taxing District Data Collection**

Local Government Name: WRIGHT COUNTY (99)  
 Urban Renewal Area: AGRIBUSINESS INDUSTRIAL URBAN RENEWAL (99028)  
 TIF Taxing District Name: TROY TWP/EAGLE GROVE SCH AGRIBUSINESS TIF INC  
 TIF Taxing District Inc. Number: 990181  
 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	15,816,400	105,100	628,100	115,465,200	0	0	132,014,800	0	132,014,800
Taxable	11,362,028	48,706	442,090	103,853,195	0	0	115,706,019	0	115,706,019
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	11,699,800	115,706,019	51,121,315	64,584,704	1,522,358

FY 2025 TIF Revenue Received: 1,209,455

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**Urban Renewal Area Data Collection**

Local Government Name: WRIGHT COUNTY (99)  
 Urban Renewal Area: WRIGHT COUNTY RENEWTRIENTS UR  
 UR Area Number: 99031

UR Area Creation Date: 03/2019

UR Area Purpose: Facilitate the use of Urban Renewal for Economic Development. The reconstruction of 275th Street and a tax rebate of not to exceed \$90,000 over a 3 year period.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
LINCOLN TWP/C-G-D SCH/RENEWTRIENTS	990205	990206	3,593,498

**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	4,138,300	0	0	4,138,300	0	4,138,300
Taxable	0	0	0	3,593,498	0	0	3,593,498	0	3,593,498
Homestead Credits									0

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

TIF Revenue:	104,141	
TIF Sp. Revenue Fund Interest:	0	
Property Tax Replacement Claims	0	
Asset Sales & Loan Repayments:	0	
<b>Total Revenue:</b>	<b>104,141</b>	
Rebate Expenditures:	18,880	
Non-Rebate Expenditures:	50,320	
Returned to County Treasurer:	0	
<b>Total Expenditures:</b>	<b>69,200</b>	

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

	38,330	0
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## Projects For WRIGHT COUNTY RENEWTRIENTS UR

### 275th Street reconstruction

Description:	Pave 2,300 feet of 275th Street
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

## Debts/Obligations For WRIGHT COUNTY RENEWTRIENTS UR

### Internal Loan from County

Debt/Obligation Type:	Internal Loans
Principal:	270,000
Interest:	12,320
Total:	282,320
Annual Appropriation?:	No
Date Incurred:	08/12/2019
FY of Last Payment:	2032

### 3 Yr. Tax Rebate 50%

Debt/Obligation Type:	Rebates
Principal:	18,880
Interest:	0
Total:	18,880
Annual Appropriation?:	Yes
Date Incurred:	03/19/2019
FY of Last Payment:	2025

## Non-Rebates For WRIGHT COUNTY RENEWTRIENTS UR

TIF Expenditure Amount:	38,000
Tied To Debt:	Internal Loan from County
Tied To Project:	275th Street reconstruction

TIF Expenditure Amount:	12,320
Tied To Debt:	Internal Loan from County
Tied To Project:	275th Street reconstruction

## Rebates For WRIGHT COUNTY RENEWTRIENTS UR

### 275TH STREET

TIF Expenditure Amount:	18,880
Rebate Paid To:	RENEWTRIENTS
Tied To Debt:	3 Yr. Tax Rebate 50%
Tied To Project:	275th Street reconstruction
Projected Final FY of Rebate:	2025

## Jobs For WRIGHT COUNTY RENEWTRIENTS UR

Project:	275th Street reconstruction
Company Name:	ReNewTrients
Date Agreement Began:	03/18/2019
Date Agreement Ends:	06/30/2030
Number of Jobs Created or Retained:	9
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	0
Total Estimated Cost of Public Infrastructure:	0

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**TIF Taxing District Data Collection**

Local Government Name: WRIGHT COUNTY (99)  
 Urban Renewal Area: WRIGHT COUNTY RENEWTRIENTS UR (99031)  
 TIF Taxing District Name: LINCOLN TWP/C-G-D SCH/RENEWTRIENTS  
 TIF Taxing District Inc. Number: 990206  
 TIF Taxing District Base Year: 2019  
 FY TIF Revenue First Received: 2022  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	03/2019

**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	4,138,300	0	0	4,138,300	0	4,138,300
Taxable	0	0	0	3,593,498	0	0	3,593,498	0	3,593,498
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	102,100	3,593,498	3,593,498	0	0

FY 2025 TIF Revenue Received: 104,141