

Annual Urban Renewal Report, Fiscal Year 2023 - 2024

**Levy Authority Summary**

Local Government Name: WOODBURY COUNTY  
 Local Government Number: 97

| Active Urban Renewal Areas | U.R.<br># | # of Tif<br>Taxing<br>Districts |
|----------------------------|-----------|---------------------------------|
| LIBERTY TWP/GROW WOODBURY  | 97026     | 5                               |
| MILLER TWP/PLATINUM GRAIN  | 97027     | 1                               |

**TIF Debt Outstanding:** 7,165,872

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|   |                |          |   |
|---|----------------|----------|---|
| <b>TIF Sp. Rev. Fund Cash Balance<br/>as of 07-01-2023:</b> | <b>413,840</b> | <b>0</b> | <b>Amount of 07-01-2023 Cash Balance<br/>Restricted for LMI</b> |
|---|----------------|----------|---|

|                                 |                |
|---------------------------------|----------------|
| TIF Revenue:                    | 566,696        |
| TIF Sp. Revenue Fund Interest:  | 0              |
| Property Tax Replacement Claims | 0              |
| Asset Sales & Loan Repayments:  | 0              |
| <b>Total Revenue:</b>           | <b>566,696</b> |

|                               |                |
|-------------------------------|----------------|
| Rebate Expenditures:          | 70,872         |
| Non-Rebate Expenditures:      | 791,250        |
| Returned to County Treasurer: | 0              |
| <b>Total Expenditures:</b>    | <b>862,122</b> |

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|   |                |          |   |
|---|----------------|----------|---|
| <b>TIF Sp. Rev. Fund Cash Balance<br/>as of 06-30-2024:</b> | <b>118,414</b> | <b>0</b> | <b>Amount of 06-30-2024 Cash Balance<br/>Restricted for LMI</b> |
|---|----------------|----------|---|

**Year-End Outstanding TIF  
 Obligations, Net of TIF Special  
 Revenue Fund Balance:** 6,185,336

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**Urban Renewal Area Data Collection**

Local Government Name: WOODBURY COUNTY (97)  
 Urban Renewal Area: LIBERTY TWP/GROW WOODBURY  
 UR Area Number: 97026  
 UR Area Creation Date: 02/2013  
 UR Area Purpose: CF Industries expansions

**Tax Districts within this Urban Renewal Area**

|  | Base No. | Increment No. | Increment Value Used |
|--|----------|---------------|----------------------|
| LIBERTY TWP/SERGEANT BLUFF SCH/ GROW WOODBURY/ TIF- INCR     | 970243   | 970244        | 23,385,007           |
| LIBERTY TWP/SGT BLUFF SCH/GROW WOODBURY - AMEND #1-INCR      | 970247   | 970248        | 127,738              |
| LIBERTY TWP/WESTWOOD SCH/GROW WOODBURY - AMEND#1-INCR        | 970249   | 970250        | 296,726              |
| LIBERTY TWP/WESTWOOD SCH/GROW WOODBURY - AMEND #2 - TIF INCR | 970294   | 970295        | 18,450               |
| LIBERTY TWP/SGT BLUFF LUTON/GROW SIOUXLAND AMENDMENT 3 INC   | 970316   | 970317        | 1,075,719            |

**Urban Renewal Area Value by Class - 1/1/2022 for FY 2024**

|                   | Agricultural | Residential | Commercial | Industrial  | Other | Military | Total       | Gas/Electric Utility | Total       |
|-------------------|--------------|-------------|------------|-------------|-------|----------|-------------|----------------------|-------------|
| Assessed          | 1,103,930    | 363,140     | 6,751,840  | 206,520,970 | 0     | -3,704   | 214,736,176 | 0                    | 214,736,176 |
| Taxable           | 1,011,674    | 198,456     | 5,766,763  | 185,511,577 | 0     | -3,704   | 192,484,766 | 0                    | 192,484,766 |
| Homestead Credits |              |             |            |             |       |          |             |                      | 3           |

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2023:** 413,840      0      **Amount of 07-01-2023 Cash Balance Restricted for LMI**

TIF Revenue: 495,824  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 495,824**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 791,250  
 Returned to County Treasurer: 0  
**Total Expenditures: 791,250**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2024:** 118,414      0      **Amount of 06-30-2024 Cash Balance Restricted for LMI**

## Projects For LIBERTY TWP/GROW WOODBURY

### CF Industries Expansions

|                      |                                   |
|----------------------|-----------------------------------|
| Description:         | Industrial Expansion              |
| Classification:      | Industrial/manufacturing property |
| Physically Complete: | No                                |
| Payments Complete:   | No                                |

## Debts/Obligations For LIBERTY TWP/GROW WOODBURY

### Road Project

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Other Debt |
| Principal:             | 5,600,000  |
| Interest:              | 1,495,000  |
| Total:                 | 7,095,000  |
| Annual Appropriation?: | No         |
| Date Incurred:         | 11/02/2015 |
| FY of Last Payment:    | 2032       |

## Non-Rebates For LIBERTY TWP/GROW WOODBURY

TIF Expenditure Amount: 791,250  
Tied To Debt: Road Project  
Tied To Project: CF Industries Expansions

TIF Expenditure Amount: 0  
Tied To Project: CF Industries Expansions

TIF Expenditure Amount: 0  
Tied To Project: CF Industries Expansions

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Sec Rds pays 300,000 of the principal every year, the rest is from TIF

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2024

0

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**TIF Taxing District Data Collection**

|                                      |  |                      |                |
|--------------------------------------|--|----------------------|----------------|
| Local Government Name:               | WOODBURY COUNTY (97)                                     |                      |                |
| Urban Renewal Area:                  | LIBERTY TWP/GROW WOODBURY (97026)                        |                      |                |
| TIF Taxing District Name:            | LIBERTY TWP/SERGEANT BLUFF SCH/ GROW WOODBURY/ TIF- INCR |                      |                |
| TIF Taxing District Inc. Number:     | 970244   |                      |                |
| TIF Taxing District Base Year:       | 2012   |                      |                |
| FY TIF Revenue First Received:       | 2015   |                      | UR Designation |
| Subject to a Statutory end date?     | Yes  | Slum                 | No             |
| Fiscal year this TIF Taxing District |  | Blighted             | No             |
| statutorily ends:                    | 2035   | Economic Development | 02/2013        |

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

|                   | Agricultural | Residential | Commercial | Industrial  | Other | Military | Total       | Gas/Electric Utility | Total       |
|-------------------|--------------|-------------|------------|-------------|-------|----------|-------------|----------------------|-------------|
| Assessed          | 289,350      | 0           | 0          | 169,580,670 | 0     | 0        | 169,870,020 | 0                    | 169,870,020 |
| Taxable           | 265,169      | 0           | 0          | 152,517,257 | 0     | 0        | 152,782,426 | 0                    | 152,782,426 |
| Homestead Credits |              |             |            |             |       |          |             |                      | 0           |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2024 | 11,774,913        | 152,782,426         | 23,385,007     | 129,397,419        | 2,578,060                  |

FY 2024 TIF Revenue Received: 465,913

**TIF Taxing District Data Collection**

|                                      |   |                      |                |
|--------------------------------------|---|----------------------|----------------|
| Local Government Name:               | WOODBURY COUNTY (97)                                    |                      |                |
| Urban Renewal Area:                  | LIBERTY TWP/GROW WOODBURY (97026)                       |                      |                |
| TIF Taxing District Name:            | LIBERTY TWP/SGT BLUFF SCH/GROW WOODBURY - AMEND #1-INCR |                      |                |
| TIF Taxing District Inc. Number:     | 970248  |                      |                |
| TIF Taxing District Base Year:       | 2012  |                      |                |
| FY TIF Revenue First Received:       | 2015  |                      | UR Designation |
| Subject to a Statutory end date?     | Yes   | Slum                 | No             |
| Fiscal year this TIF Taxing District |   | Blighted             | No             |
| statutorily ends:                    | 2035  | Economic Development | 12/2013        |

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total     | Gas/Electric Utility | Total     |
|-------------------|--------------|-------------|------------|------------|-------|----------|-----------|----------------------|-----------|
| Assessed          | 49,870       | 0           | 67,000     | 916,490    | 0     | 0        | 1,033,360 | 0                    | 1,033,360 |
| Taxable           | 45,703       | 0           | 36,616     | 771,678    | 0     | 0        | 853,997   | 0                    | 853,997   |
| Homestead Credits |              |             |            |            |       |          |           |                      | 0         |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2024 | 198,800           | 834,560             | 127,738        | 706,822            | 14,082                     |

FY 2024 TIF Revenue Received: 2,545

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**TIF Taxing District Data Collection**

|  |   |                      |                      |
|--|---|----------------------|----------------------|
| Local Government Name:                                 | WOODBURY COUNTY (97)                                  |                      |                      |
| Urban Renewal Area:                                    | LIBERTY TWP/GROW WOODBURY (97026)                     |                      |                      |
| TIF Taxing District Name:                              | LIBERTY TWP/WESTWOOD SCH/GROW WOODBURY - AMEND#1-INCR |                      |                      |
| TIF Taxing District Inc. Number:                       | 970250  |                      |                      |
| TIF Taxing District Base Year:                         | 2012  |                      |                      |
| FY TIF Revenue First Received:                         | 2015  |                      |                      |
| Subject to a Statutory end date?                       | Yes   | Slum                 | UR Designation<br>No |
| Fiscal year this TIF Taxing District statutorily ends: | 2035  | Blighted             | No                   |
|  |   | Economic Development | 05/2013              |

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total     | Gas/Electric Utility | Total     |
|-------------------|--------------|-------------|------------|------------|-------|----------|-----------|----------------------|-----------|
| Assessed          | 720,420      | 363,140     | 3,147,340  | 0          | 0     | -3,704   | 4,227,196 | 0                    | 4,227,196 |
| Taxable           | 660,213      | 198,456     | 2,599,421  | 0          | 0     | -3,704   | 3,454,386 | 0                    | 3,454,386 |
| Homestead Credits |              |             |            |            |       |          |           |                      | 3         |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2024 | 2,294,360         | 1,936,540           | 296,726        | 1,639,814          | 30,903                     |

FY 2024 TIF Revenue Received: 5,586

**TIF Taxing District Data Collection**

|                                  |  |                      |                      |
|----------------------------------|--|----------------------|----------------------|
| Local Government Name:           | WOODBURY COUNTY (97)   |                      |                      |
| Urban Renewal Area:              | LIBERTY TWP/GROW WOODBURY (97026)                            |                      |                      |
| TIF Taxing District Name:        | LIBERTY TWP/WESTWOOD SCH/GROW WOODBURY - AMEND #2 - TIF INCR |                      |                      |
| TIF Taxing District Inc. Number: | 970295   |                      |                      |
| TIF Taxing District Base Year:   | 2016   |                      |                      |
| FY TIF Revenue First Received:   |  |                      |                      |
| Subject to a Statutory end date? | No   | Slum                 | UR Designation<br>No |
|                                  |  | Blighted             | No                   |
|                                  |  | Economic Development | No                   |

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total      | Gas/Electric Utility | Total      |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed          | 0            | 0           | 3,537,500  | 16,349,520 | 0     | 0        | 19,887,020 | 0                    | 19,887,020 |
| Taxable           | 0            | 0           | 3,130,726  | 14,600,462 | 0     | 0        | 17,731,188 | 0                    | 17,731,188 |
| Homestead Credits |              |             |            |            |       |          |            |                      | 0          |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2024 | 19,766,480        | 120,540             | 18,450         | 102,090            | 1,924                      |

FY 2024 TIF Revenue Received: 348



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**TIF Taxing District Data Collection**

Local Government Name: WOODBURY COUNTY (97)  
 Urban Renewal Area: LIBERTY TWP/GROW WOODBURY (97026)  
 TIF Taxing District Name: LIBERTY TWP/SGT BLUFF LUTON/GROW SIOUXLAND AMENDMENT 3 INC  
 TIF Taxing District Inc. Number: 970317

|                                  |      |                      |                       |
|----------------------------------|------|----------------------|-----------------------|
| TIF Taxing District Base Year:   | 2018 |                      | <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 - 1/1/2022 for FY 2024

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total      | Gas/Electric Utility | Total      |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed          | 44,290       | 0           | 0          | 19,674,290 | 0     | 0        | 19,718,580 | 0                    | 19,718,580 |
| Taxable           | 40,589       | 0           | 0          | 17,622,180 | 0     | 0        | 17,662,769 | 0                    | 17,662,769 |
| Homestead Credits |              |             |            |            |       |          |            |                      | 0          |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2024 | 12,690,530        | 7,028,050           | 1,075,719      | 5,952,331          | 118,592                    |

FY 2024 TIF Revenue Received: 21,432

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**Urban Renewal Area Data Collection**

Local Government Name: WOODBURY COUNTY (97)  
 Urban Renewal Area: MILLER TWP/PLATINUM GRAIN  
 UR Area Number: 97027

UR Area Creation Date: 05/2012

UR Area Purpose: The purpose of this TIF area is for tax increment rebates to Platinum Grain for the construction of a storage facility for grain

**Tax Districts within this Urban Renewal Area**

|   | Base No. | Increment No. | Increment Value Used |
|---|----------|---------------|----------------------|
| MILLER TWP/ANTHON-OTO SCH/PLATINUM GRAIN TIF - INCR | 970245   | 970246        | 3,600,603            |

**Urban Renewal Area Value by Class - 1/1/2022 for FY 2024**

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total      | Gas/Electric Utility | Total      |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed          | 0            | 0           | 10,077,910 | 0          | 0     | 0        | 10,077,910 | 0                    | 10,077,910 |
| Taxable           | 0            | 0           | 9,017,094  | 0          | 0     | 0        | 9,017,094  | 0                    | 9,017,094  |
| Homestead Credits |              |             |            |            |       |          |            |                      | 0          |

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2023:** 0      0      **Amount of 07-01-2023 Cash Balance Restricted for LMI**

TIF Revenue: 70,872  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 70,872**

Rebate Expenditures: 70,872  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures: 70,872**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2024:** 0      0      **Amount of 06-30-2024 Cash Balance Restricted for LMI**

## Projects For MILLER TWP/PLATINUM GRAIN

### Platinum Grain

|                      |   |
|----------------------|---|
| Description:         | Construction of grain storage                       |
| Classification:      | Commercial - warehouses and distribution facilities |
| Physically Complete: | Yes   |
| Payments Complete:   | Yes   |

## Debts/Obligations For MILLER TWP/PLATINUM GRAIN

### Platinum Grain

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 70,872     |
| Interest:              | 0          |
| Total:                 | 70,872     |
| Annual Appropriation?: | No         |
| Date Incurred:         | 05/08/2012 |
| FY of Last Payment:    | 2024       |

## Rebates For MILLER TWP/PLATINUM GRAIN

### 2309 HWY 31 Anthon IA 51004

|                               |                |
|-------------------------------|----------------|
| TIF Expenditure Amount:       | 70,872         |
| Rebate Paid To:               | Platinum Grain |
| Tied To Debt:                 | Platinum Grain |
| Tied To Project:              | Platinum Grain |
| Projected Final FY of Rebate: | 2024           |

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**TIF Taxing District Data Collection**

|                                      |   |                      |         |
|--------------------------------------|---|----------------------|---------|
| Local Government Name:               | WOODBURY COUNTY (97)                                |                      |         |
| Urban Renewal Area:                  | MILLER TWP/PLATINUM GRAIN (97027)                   |                      |         |
| TIF Taxing District Name:            | MILLER TWP/ANTHON-OTO SCH/PLATINUM GRAIN TIF - INCR |                      |         |
| TIF Taxing District Inc. Number:     | 970246  |                      |         |
| TIF Taxing District Base Year:       | 2012  |                      |         |
| FY TIF Revenue First Received:       | 2015  | UR Designation       |         |
| Subject to a Statutory end date?     | Yes   | Slum                 | No      |
| Fiscal year this TIF Taxing District |   | Blighted             | No      |
| statutorily ends:                    | 2035  | Economic Development | 05/2012 |

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total      | Gas/Electric Utility | Total      |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed          | 0            | 0           | 10,077,910 | 0          | 0     | 0        | 10,077,910 | 0                    | 10,077,910 |
| Taxable           | 0            | 0           | 9,017,094  | 0          | 0     | 0        | 9,017,094  | 0                    | 9,017,094  |
| Homestead Credits |              |             |            |            |       |          |            |                      | 0          |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2024 | 44,000            | 9,017,094           | 3,600,603      | 5,416,491          | 106,616                    |

FY 2024 TIF Revenue Received: 70,872