

**Levy Authority Summary**

Local Government Name: WOODBURY COUNTY  
 Local Government Number: 97

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

**TIF Debt Outstanding: 784,198**

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<b>TIF Sp. Rev. Fund Cash Balance</b>			<b>Amount of 07-01-2021 Cash Balance</b>
<b>as of 07-01-2021:</b>	<b>148,289</b>	<b>0</b>	<b>Restricted for LMI</b>

TIF Revenue:	705,361
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>705,361</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	643,826
Returned to County Treasurer:	69,452
<b>Total Expenditures:</b>	<b>713,278</b>

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<b>TIF Sp. Rev. Fund Cash Balance</b>			<b>Amount of 06-30-2022 Cash Balance</b>
<b>as of 06-30-2022:</b>	<b>140,372</b>	<b>0</b>	<b>Restricted for LMI</b>

**Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 0**

**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	28,558,431
LIBERTY TWP/SGT BLUFF SCH/GROW WOODBURY - AMEND #1-INCR	970247	970248	216,126
LIBERTY TWP/WESTWOOD SCH/GROW WOODBURY - AMEND#1-INCR	970249	970250	476,182
LIBERTY TWP/WESTWOOD SCH/GROW WOODBURY - AMEND #2 - TIF INCR	970294	970295	9,827
LIBERTY TWP/SGT BLUFF LUTON/GROW SIOUXLAND AMENDMENT 3 INC	970316	970317	1,733,690

**Urban Renewal Area Value by Class - 1/1/2020 for FY 2022**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,043,340	321,440	6,688,420	158,317,400	0	-3,704	166,366,896	0	166,366,896
Taxable	876,723	181,323	6,019,578	142,485,660	0	-3,704	149,559,580	0	149,559,580
Homestead Credits									3

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:** 148,289      0      **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 635,941  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 635,941**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 643,826  
 Returned to County Treasurer: 0  
**Total Expenditures: 643,826**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:** 140,404      0      **Amount of 06-30-2022 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

### Attorney Fees

Debt/Obligation Type:	Other Debt
Principal:	54,544
Interest:	0
Total:	54,544
Annual Appropriation?:	No
Date Incurred:	11/02/2015
FY of Last Payment:	2035

### AGP/Dogwood Trail/CF

Debt/Obligation Type:	Other Debt
Principal:	375,000
Interest:	15,750
Total:	390,750
Annual Appropriation?:	No
Date Incurred:	09/01/2016
FY of Last Payment:	2027

### CF Special Project

Debt/Obligation Type:	Other Debt
Principal:	200,000
Interest:	0
Total:	200,000
Annual Appropriation?:	Yes
Date Incurred:	07/01/2016
FY of Last Payment:	2022

## Non-Rebates For LIBERTY TWP/GROW WOODBURY

TIF Expenditure Amount: 45,570  
Tied To Debt: Attorney Fees  
Tied To Project: CF Industries Expansions

TIF Expenditure Amount: 0  
Tied To Debt: Attorney Fees  
Tied To Project: CF Industries Expansions

TIF Expenditure Amount: 398,256  
Tied To Debt: AGP/Dogwood Trail/CF  
Tied To Project: CF Industries Expansions

TIF Expenditure Amount: 200,000  
Tied To Debt: CF Special Project  
Tied To Project: CF Industries Expansions

**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  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2035

	UR Designation
Slum	No
Blighted	No
Economic Development	02/2013

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	273,580	0	0	121,779,160	0	0	122,052,740	0	122,052,740
Taxable	229,890	0	0	109,601,244	0	0	109,831,134	0	109,831,134
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	11,774,913	109,831,134	28,558,431	81,272,703	1,669,517

FY 2022 TIF Revenue Received: 586,652

**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  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2035

	UR Designation
Slum	No
Blighted	No
Economic Development	12/2013

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	47,150	0	66,260	916,490	0	0	1,029,900	0	1,029,900
Taxable	39,620	0	59,634	824,841	0	0	924,095	0	924,095
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	198,800	831,100	216,126	614,974	12,633

FY 2022 TIF Revenue Received: 4,438

**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  
 Fiscal year this TIF Taxing District statutorily ends: 2035

	UR Designation
Slum	No
Blighted	No
Economic Development	05/2013

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	680,730	321,440	3,123,570	0	0	-3,704	4,122,036	0	4,122,036
Taxable	572,021	181,323	2,811,213	0	0	-3,704	3,560,853	0	3,560,853
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	2,294,360	1,831,380	476,182	1,355,198	25,755

FY 2022 TIF Revenue Received: 35,614

**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

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	3,498,590	16,305,680	0	0	19,804,270	0	19,804,270
Taxable	0	0	3,148,731	14,675,112	0	0	17,823,843	0	17,823,843
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	19,766,480	37,790	9,827	27,963	531

FY 2022 TIF Revenue Received: 9,050

**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	Slum	UR Designation No
FY TIF Revenue First Received:		Blighted	No
Subject to a Statutory end date?	No	Economic Development	No

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	41,880	0	0	19,316,070	0	0	19,357,950	0	19,357,950
Taxable	35,192	0	0	17,384,463	0	0	17,419,655	0	17,419,655
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	12,690,530	6,667,420	1,733,690	4,933,730	101,349

FY 2022 TIF Revenue Received: 187

**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	3,304,608

**Urban Renewal Area Value by Class - 1/1/2020 for FY 2022**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	9,967,050	0	0	0	9,967,050	0	9,967,050
Taxable	0	0	8,970,345	0	0	0	8,970,345	0	8,970,345
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:** 0      **Amount of 07-01-2021 Cash Balance Restricted for LMI** 0

TIF Revenue: 69,420  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 69,420**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 69,452  
**Total Expenditures: 69,452**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:** -32      **Amount of 06-30-2022 Cash Balance Restricted for LMI** 0

## Projects For MILLER TWP/PLATINUM GRAIN

### Platinum Grain

Description:	Construction of grain storage
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For MILLER TWP/PLATINUM GRAIN

### Platinum Grain

Debt/Obligation Type:	Rebates
Principal:	138,904
Interest:	0
Total:	138,904
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:	0
Rebate Paid To:	Platinum Grain
Tied To Debt:	Platinum Grain
Tied To Project:	Platinum Grain
Projected Final FY of Rebate:	2024

**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  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2035

	UR Designation
Slum	No
Blighted	No
Economic Development	05/2012

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	9,967,050	0	0	0	9,967,050	0	9,967,050
Taxable	0	0	8,970,345	0	0	0	8,970,345	0	8,970,345
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	44,000	8,970,345	3,304,608	5,665,737	113,800

FY 2022 TIF Revenue Received: 69,420