Woodbury County Current and Projected TIF Financing Plans

Liberty Park Urban Renewal Area Amended

Plan 1

Urban Renewal District Revenues		FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
Source	Business														
TIF	CF Industries	-	-	-	549,236	1,235,780	1,785,016	2,471,561	3,020,796	3,570,032	4,256,577	4,805,812	5,492,357	6,041,593	6,590,828
TIF	Rail to Road		33,295	33,295	33,295	33,295	33,295	33,295	33,295	33,295	33,295	33,295	33,295	33,295	33,295
TIF	Other TIF Revenues	33,766	33,766	33,766	33,766	33,766	33,766	33,766	33,766	33,766	33,766	33,766	33,766	33,766	33,766
TIF	Reimbursement from Sergeant Bluff*	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Total TIF Revenues	33,766	67,061	67,061	616,297	1,302,841	1,852,077	2,538,622	3,087,857	3,637,093	4,323,638	4,872,873	5,559,418	6,108,654	6,657,889

Urban Renewal District Expenditures																
Project Description	Est. Int. Rate	Length of Bond	Project Cost	Type	Payment Schedule											
CF Industries Entrance Road (Rise) Est.	3.50%	13 Years	800,000	TIF	28,000	28,000	28,000	108,000	105,200	102,400	99,600	95,800	94,000	91,200	88,400	85,600	82,800	-
CF Industries On-Site Road			800,000	Rebate	-	-	-	200,000	200,000	200,000	200,000	-	-	-	-	-	-	-
AGP Road (Port Neal Circle) Est.	3.50%	13 Years	750,000	TIF	26,250	26,250	26,250	101,250	98,624	96,000	93,374	90,156	88,125	85,500	82,875	80,250	77,526	-
Dogwood Trail (Sgt. Bluff) Est.	1.60%	10 Years	801,000	TIF	12,800	26,250	12,800	92,800	91,520	90,240	88,960	87,680	86,400	85,120	83,840	82,560	83,560	-
Attorney Fees					15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
Total TIF Expenditures					82,050	95,500	82,050	517,050	510,344	503,640	496,934	288,636	283,525	276,820	270,115	263,410	258,886	15,000
Revenues over Expenditures					(48,284)	(28,439)	(14,989)	99,247	792,497	1,348,437	2,041,688	2,799,221	3,353,568	4,046,818	4,602,758	5,296,008	5,849,768	6,642,889
Possible Property Tax Increment Release					(48,284)	(28,439)	(14,989)	99,247	792,497	1,348,437	2,041,688	2,799,221	3,353,568	4,046,818	4,602,758	5,296,008	5,849,768	6,642,889
% of TIF Revenues Released Based on Current Revenues and Obligations					0	-42.41%	-22.35%	16.10%	60.83%	72.81%	80.43%	90.65%	92.20%	93.60%	94.46%	95.26%	95.76%	99.77%

* This is an unknown number at this time.

Breakdown of Tax Entity FY 15-16														
Woodbury County	39.77%	(11,310)	(5,961)	39,471	315,176	536,273	811,979	1,113,250	1,333,714	1,609,420	1,830,517	2,106,222	2,326,453	2,641,877
Sergeant Bluff School	52.98%	(15,067)	(7,941)	52,581	419,865	714,402	1,081,686	1,483,027	1,776,720	2,144,004	2,438,541	2,805,825	3,099,207	3,519,403
WIT	2.89%	(822)	(433)	2,868	22,903	38,970	59,005	80,897	96,918	116,953	133,020	153,055	169,058	191,979
County Assessor	1.61%	(458)	(241)	1,598	12,759	21,710	32,871	45,067	53,992	65,154	74,104	85,266	94,181	106,951
Ag Extension	0.51%	(145)	(76)	506	4,042	6,877	10,413	14,276	17,103	20,639	23,474	27,010	29,834	33,879
Liberty Township	2.24%	(637)	(336)	2,223	17,752	30,205	45,734	62,703	75,120	90,649	103,102	118,631	131,035	148,801
State Levy	0.01%	(3)	(1)	10	79	135	204	280	335	405	460	530	585	664

This TIF District Sunsets in 2036.

Woodbury County Current and Projected TIF Financing Plans

Liberty Park Urban Renewal Area Amended

Plan 2

Urban Renewal District Revenues		FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
Source	Business														
TIF	CF Industries	-	-	-	549,236	1,235,780	1,785,016	2,471,561	3,020,796	3,570,032	4,256,577	4,805,812	5,492,357	6,041,593	6,590,828
TIF	Rail to Road		33,295	33,295	33,295	33,295	33,295	33,295	33,295	33,295	33,295	33,295	33,295	33,295	33,295
TIF	Other TIF Revenues	33,766	33,766	33,766	33,766	33,766	33,766	33,766	33,766	33,766	33,766	33,766	33,766	33,766	33,766
TIF	Reimbursement from Sergeant Bluff*	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Total TIF Revenues	33,766	67,061	67,061	616,297	1,302,841	1,852,077	2,538,622	3,087,857	3,637,093	4,323,638	4,872,873	5,559,418	6,108,654	6,657,889

Urban Renewal District Expenditures	Est. Int. Rate	Length of Bond	Project Cost	Type	Payment Schedule													
CF Industries Entrance Road (Rise) Est.	2.50%	10 Years	800,000	TIF	23,200	23,200	23,200	183,200	178,560	173,920	169,280	164,640	-	-	-	-	-	-
CF Industries On-Site Road			800,000	Rebate	-	-	-	200,000	200,000	200,000	200,000	-	-	-	-	-	-	-
AGP Road (Port Neal Circle) Est.	2.50%	10 Years	750,000	TIF	21,750	12,000	21,750	171,750	167,400	163,050	158,700	154,350	-	-	-	-	-	-
Dogwood Trail (Sgt. Bluff) Est.	1.60%	10 Years	801,000	TIF	12,800	12,800	12,800	92,800	91,520	90,240	88,960	87,680	86,400	85,120	83,840	82,560	83,560	-
Attorney Fees					15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
Total TIF Expenditures					72,750	63,000	72,750	662,750	652,480	642,210	631,940	421,670	101,400	100,120	98,840	97,560	98,560	15,000
Revenues over Expenditures					(38,984)	4,061	(5,689)	(46,453)	650,361	1,209,867	1,906,682	2,666,187	3,535,693	4,223,518	4,774,033	5,461,858	6,010,094	6,642,889
Possible Property Tax Increment Release					(38,984)	4,061	(5,689)	(46,453)	650,361	1,209,867	1,906,682	2,666,187	3,535,693	4,223,518	4,774,033	5,461,858	6,010,094	6,642,889
% of TIF Revenues Released Based on Current Revenues and Obligations					0	6.06%	-8.48%	-7.54%	49.92%	65.32%	75.11%	86.34%	97.21%	97.68%	97.97%	98.25%	98.39%	99.77%

* This is an unknown number at this time.

Breakdown of Tax Entity FY 15-16														
Woodbury County	39.77%	1,615	(2,263)	(18,474)	258,649	481,164	758,287	1,060,343	1,406,145	1,679,693	1,898,633	2,172,181	2,390,214	2,641,877
Sergeant Bluff School	52.98%	2,152	(3,014)	(24,611)	344,561	640,988	1,010,160	1,412,546	1,873,210	2,237,620	2,529,283	2,893,692	3,184,148	3,519,403
WIT	2.89%	117	(164)	(1,342)	18,795	34,965	55,103	77,053	102,182	122,060	137,970	157,848	173,692	191,979
County Assessor	1.61%	65	(92)	(748)	10,471	19,479	30,698	42,926	56,925	67,999	76,862	87,936	96,763	106,951
Ag Extension	0.50%	20	(28)	(232)	3,252	6,049	9,533	13,331	17,678	21,118	23,870	27,309	30,050	33,214
Liberty Township	2.24%	91	(127)	(1,041)	14,568	27,101	42,710	59,723	79,200	94,607	106,938	122,346	134,626	148,801
State Levy	0.01%	0	(1)	(5)	65	121	191	267	354	422	477	546	601	664

This TIF District Sunsets in 2036.