

WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST FORM

Date: 09-25-2025 Weekly Agenda Date: 09-30-2025

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Ryan Ericson - Finance Director

WORDING FOR AGENDA ITEM:

Approval of the Annual Urban Renewal Report for FY25

ACTION REQUIRED:

Approve Ordinance ☐

Approve Resolution ☐

Approve Motion ☒

Public Hearing ☐

Other: Informational ☐

Attachments ☒

EXECUTIVE SUMMARY:

Annual Report of Urban Renewal Areas and any Tax Increment Financing Districts

BACKGROUND:

Iowa Department of Management requires governing body approval of report

FINANCIAL IMPACT:

None - Report only

IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?

Yes ☐ No ☐

RECOMMENDATION:

Approve the report

ACTION REQUIRED / PROPOSED MOTION:

Approve the Annual Urban Renewal Report

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

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: 6,303,750

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 122,932 0 Amount of 07-01-2024 Cash Balance Restricted for LMI

TIF Revenue: 832,762
TIF Sp. Revenue Fund Interest: 0
Property Tax Replacement Claims 0
Asset Sales & Loan Repayments: 0
Total Revenue: 832,762

Rebate Expenditures: 0
Non-Rebate Expenditures: 789,650
Returned to County Treasurer: 0
Total Expenditures: 789,650

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 166,044 0 Amount of 06-30-2025 Cash Balance Restricted for LMI

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 5,348,056

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

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 - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,423,280	483,670	7,672,530	240,427,930	0	-8,000	249,999,410	0	249,999,410
Taxable	1,022,443	224,146	6,522,555	215,943,932	0	-8,000	223,705,076	0	223,705,076
Homestead Credits									3

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **122,932** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	832,762
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	832,762

Rebate Expenditures:	0
Non-Rebate Expenditures:	789,650
Returned to County Treasurer:	0
Total Expenditures:	789,650

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **166,044** **0** **Amount of 06-30-2025 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:	5,110,000
Interest:	1,193,750
Total:	6,303,750
Annual Appropriation?:	No
Date Incurred:	11/02/2015
FY of Last Payment:	2032

Non-Rebates For LIBERTY TWP/GROW WOODBURY

TIF Expenditure Amount:	789,650
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 2025

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
 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 - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	372,450	0	0	199,330,670	0	0	199,703,120	0	199,703,120
Taxable	267,558	0	0	179,267,384	0	0	179,534,942	0	179,534,942
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	11,774,913	179,534,942	23,385,007	156,149,935	3,136,837

FY 2025 TIF Revenue Received: 780,267

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 - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	64,200	0	67,000	488,890	0	0	620,090	0	620,090
Taxable	46,119	0	31,050	374,516	0	0	451,685	0	451,685
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	198,800	421,290	127,738	293,552	5,897

FY 2025 TIF Revenue Received: 1,831

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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
 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 - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	929,610	483,670	4,379,660	0	0	-8,000	5,784,940	0	5,784,940
Taxable	667,804	224,146	3,653,708	0	0	-8,000	4,537,658	0	4,537,658
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	2,294,360	3,498,580	296,726	3,201,854	61,436

FY 2025 TIF Revenue Received: 14,522

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 - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	3,225,870	16,441,270	0	0	19,667,140	0	19,667,140
Taxable	0	0	2,837,797	14,656,223	0	0	17,494,020	0	17,494,020
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	19,766,480	0	18,450	-18,450	-354

FY 2025 TIF Revenue Received: 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/SGT BLUFF LUTON/GROW SIOUXLAND AMENDMENT 3 INC
 TIF Taxing District Inc. Number: 970317

TIF Taxing District Base Year: 2018
 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	57,020	0	0	24,167,100	0	0	24,224,120	0	24,224,120
Taxable	40,962	0	0	21,645,809	0	0	21,686,771	0	21,686,771
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	12,690,530	11,533,590	1,075,719	10,457,871	210,084

FY 2025 TIF Revenue Received: 36,142

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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
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Tax Districts within this Urban Renewal Area

MILLER TWP/ANTHON-OTO SCH/PLATINUM GRAIN TIF - INCR

Base No.	Increment No.	Increment Value Used
970245	970246	3,600,603

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

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TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	0	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
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TIF Revenue:	0
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TIF Sp. Revenue Fund Interest:	0
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Property Tax Replacement Claims	0
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Asset Sales & Loan Repayments:	0
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Total Revenue:	0
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Rebate Expenditures:	0
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Non-Rebate Expenditures:	0
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Returned to County Treasurer:	0
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Total Expenditures:	0
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TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	0	0	Amount of 06-30-2025 Cash Balance Restricted for LMI
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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

Platnium Grain

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
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

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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
 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 - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	9,746,200	0	0	0	9,746,200	0	9,746,200
Taxable	0	0	8,706,095	0	0	0	8,706,095	0	8,706,095
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	44,000	8,706,095	3,600,603	5,105,492	100,793

FY 2025 TIF Revenue Received: 0