

Annual Urban Renewal Report, Fiscal Year 2019 - 2020

Levy Authority Summary

Local Government Name: ARNOLDS PARK
Local Government Number: 30G272

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
ARNOLDS PARK URBAN RENEWAL	30001	1
ARNOLDS PARK #2 URBAN RENEWAL	30002	1
ARNOLDS PARK BRIDGES BAY URBAN RENEWAL	30026	1

TIF Debt Outstanding: 6,612,532

TIF Sp. Rev. Fund Cash Balance			Amount of 07-01-2019 Cash Balance
as of 07-01-2019:	453,151	0	Restricted for LMI

TIF Revenue:	2,290,809
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	2,290,809

Rebate Expenditures:	0
Non-Rebate Expenditures:	2,158,023
Returned to County Treasurer:	0
Total Expenditures:	2,158,023

TIF Sp. Rev. Fund Cash Balance			Amount of 06-30-2020 Cash Balance
as of 06-30-2020:	585,937	0	Restricted for LMI

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 3,868,572

Urban Renewal Area Data Collection

Local Government Name: ARNOLDS PARK (30G272)
 Urban Renewal Area: ARNOLDS PARK URBAN RENEWAL
 UR Area Number: 30001
 UR Area Creation Date: 04/1990

The plan is intended to stabilize, revitalize and improve the community by encouraging development and providing the opportunity for creating a vital, dynamic and competitive economic development area for Arnold's Park according to the Comprehensive Plan.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
ARNOLDS PARK CITY/OKOBOJI SCH/URBAN RENEWAL INCREM	300067	300068	28,424,619

Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	28,717,000	33,672,586	0	0	-7,408	63,207,309	0	63,207,309
Taxable	0	16,345,130	30,305,328	0	0	-7,408	47,261,899	0	47,261,899
Homestead Credits									19

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019: **56,587** **0** **Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue: 847,443
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 847,443

Rebate Expenditures: 0
 Non-Rebate Expenditures: 853,035
 Returned to County Treasurer: 0
Total Expenditures: 853,035

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020: **50,995** **0** **Amount of 06-30-2020 Cash Balance Restricted for LMI**

Projects For ARNOLDS PARK URBAN RENEWAL

Zephyr Drive Storm Sewer and Parking

Description:	Utilities and Hard Surface Parking
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Water Loop - West Broadway

Description:	Water line Extension
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Sewer / Stormsewer - Hwy 71

Description:	Utility work - Hwy 71 Corridor
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Hwy 71 - Landscape & Ltg.

Description:	Trails, Sidewalks, Street Lights, Landscape Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	Yes
Payments Complete:	No

West Broadway St Reconstruction

Description:	Roadway and Utility Reconstruction
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Broadway Trails and Lighting

Description:	Pedestrian Lighting, Trails Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	Yes
Payments Complete:	No

Parking - Legion/Hwy 71

Description:	Utilities and Hard Surface Parking
Classification:	Roads, Bridges & Utilities

Physically Complete:	Yes
Payments Complete:	No

Cemetary and War Memorial

Description:	Landscaping along Hwy 71 and Bascom St.
	Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	Yes
Payments Complete:	No

Lake Street Lighting

Description:	Pedestrian Trails, Lighting
	Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	Yes
Payments Complete:	No

Hwy 71 Welcome Signs

Description:	City Entrance Signs
	Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	Yes
Payments Complete:	No

City Park Redevelopment

Description:	Downtown City Park - Parking/shelter/trails
	Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	Yes
Payments Complete:	No

Lake Shore Drive

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

Debts/Obligations For ARNOLDS PARK URBAN RENEWAL

2012 GO Bonds (Portion)

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,385,000
Interest:	82,795
Total:	1,467,795
Annual Appropriation?:	Yes
Date Incurred:	03/29/2012
FY of Last Payment:	2024

2014B GO Bonds (Portion)

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	363,750
Interest:	3,073
Total:	366,823
Annual Appropriation?:	Yes
Date Incurred:	06/02/2014
FY of Last Payment:	2027

2016A GO Bonds (Portion)

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	206,250
Interest:	9,025
Total:	215,275
Annual Appropriation?:	Yes
Date Incurred:	04/06/2014
FY of Last Payment:	2022

2016B GO Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,355,000
Interest:	461,345
Total:	2,816,345
Annual Appropriation?:	Yes
Date Incurred:	04/06/2014
FY of Last Payment:	2029

2019 GO Refunding Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	09/26/2019
FY of Last Payment:	2027

Non-Rebates For **ARNOLDS PARK URBAN RENEWAL**

TIF Expenditure Amount:	113,045
Tied To Debt:	2012 GO Bonds (Portion)
Tied To Project:	West Broadway St Reconstruction

TIF Expenditure Amount:	52,970
Tied To Debt:	2012 GO Bonds (Portion)
Tied To Project:	Broadway Trails and Lighting

TIF Expenditure Amount:	68,549
Tied To Debt:	2012 GO Bonds (Portion)
Tied To Project:	Cemetary and War Memorial

TIF Expenditure Amount:	59,202
Tied To Debt:	2012 GO Bonds (Portion)
Tied To Project:	City Park Redevelopment

TIF Expenditure Amount:	21,809
Tied To Debt:	2012 GO Bonds (Portion)
Tied To Project:	Lake Shore Drive

TIF Expenditure Amount:	366,823
Tied To Debt:	2014B GO Bonds (Portion)
Tied To Project:	City Park Redevelopment

TIF Expenditure Amount:	10,222
Tied To Debt:	2016A GO Bonds (Portion)
Tied To Project:	Lake Street Lighting

TIF Expenditure Amount:	6,245
Tied To Debt:	2016A GO Bonds (Portion)
Tied To Project:	Hwy 71 Welcome Signs

TIF Expenditure Amount:	10,148
Tied To Debt:	2016A GO Bonds (Portion)
Tied To Project:	Zephyr Drive Storm Sewer and Parking

TIF Expenditure Amount:	5,855
Tied To Debt:	2016A GO Bonds (Portion)
Tied To Project:	Water Loop - West Broadway

TIF Expenditure Amount:	2,904
Tied To Debt:	2016A GO Bonds (Portion)
Tied To Project:	Parking - Legion/Hwy 71

TIF Expenditure Amount:	46,527
Tied To Debt:	2016B GO Bond
Tied To Project:	Hwy 71 - Landscape & Ltg.

TIF Expenditure Amount:	28,517
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Tied To Debt:	2016B GO Bond
Tied To Project:	Sewer / Stormsewer - Hwy 71
TIF Expenditure Amount:	60,219
Tied To Debt:	2019 GO Refunding Bonds
Tied To Project:	City Park Redevelopment

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2020

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TIF Taxing District Data Collection

Local Government Name: ARNOLDS PARK (30G272)
 Urban Renewal Area: ARNOLDS PARK URBAN RENEWAL (30001)
 TIF Taxing District Name: ARNOLDS PARK CITY/OKOBOJI SCH/URBAN RENEWAL INCREM
 TIF Taxing District Inc. Number: 300068

TIF Taxing District Base Year:	1989	UR Designation
FY TIF Revenue First Received:	1990	Slum No
Subject to a Statutory end date?	No	Blighted No
		Economic Development 05/1990

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	28,717,000	33,672,586	0	0	-7,408	63,207,309	0	63,207,309
Taxable	0	16,345,130	30,305,328	0	0	-7,408	47,261,899	0	47,261,899
Homestead Credits									19

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	15,725,400	47,261,899	28,424,619	18,837,280	307,690

FY 2020 TIF Revenue Received: 847,443

Urban Renewal Area Data Collection

Local Government Name: ARNOLDS PARK (30G272)
 Urban Renewal Area: ARNOLDS PARK #2 URBAN RENEWAL
 UR Area Number: 30002
 UR Area Creation Date: 12/1994

The plan is to stabilize, revitalize and improve the community through blight removal and by encouraging economic development and providing opportunities for creating dynamic and competitive industrial development for Arnolds Park and surrounding areas.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
ARNOLDS PARK CITY/OKOBOJI SCH/URBAN RENEWAL # 2 INCREM	300065	300066	17,057,633

Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	169,624,700	4,530,600	0	0	-101,860	176,397,440	0	176,397,440
Taxable	0	96,546,989	4,077,540	0	0	-101,860	102,280,669	0	102,280,669
Homestead Credits									223

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019: **394,315** **0** **Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue: 274,523
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 274,523

Rebate Expenditures: 0
 Non-Rebate Expenditures: 106,125
 Returned to County Treasurer: 0
Total Expenditures: 106,125

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020: **562,713** **0** **Amount of 06-30-2020 Cash Balance Restricted for LMI**

Projects For ARNOLDS PARK #2 URBAN RENEWAL

Rohr St. to 240th Ave.

Description:	Concrete Overlay on Rohr - east of Sawmill Bridge
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

East Broadway

Description:	Roadway reconstruction from Hwy 71 to Rohr
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Forest Park Road

Description:	Utilities and Roadway Reconstruction
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

240th Ave.

Description:	Cost share with Dickinson Co. - Roadway construction
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Dam Road - Helms Dr.

Description:	Water/Sewer and Roadway construction
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For ARNOLDS PARK #2 URBAN RENEWAL

2016A GO Bond (Portion)

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	618,750
Interest:	27,075
Total:	645,825
Annual Appropriation?:	Yes
Date Incurred:	04/06/2016
FY of Last Payment:	2022

Non-Rebates For ARNOLDS PARK #2 URBAN RENEWAL

TIF Expenditure Amount:	75,669
Tied To Debt:	2016A GO Bond (Portion)
Tied To Project:	Dam Road - Helms Dr.

TIF Expenditure Amount:	4,688
Tied To Debt:	2016A GO Bond (Portion)
Tied To Project:	East Broadway

TIF Expenditure Amount:	1,174
Tied To Debt:	2016A GO Bond (Portion)
Tied To Project:	Forest Park Road

TIF Expenditure Amount:	24,594
Tied To Debt:	2016A GO Bond (Portion)
Tied To Project:	240th Ave.

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TIF Taxing District Data Collection

Local Government Name: ARNOLDS PARK (30G272)
 Urban Renewal Area: ARNOLDS PARK #2 URBAN RENEWAL (30002)
 TIF Taxing District Name: ARNOLDS PARK CITY/OKOBOJI SCH/URBAN RENEWAL # 2 INCREM
 TIF Taxing District Inc. Number: 300066

TIF Taxing District Base Year:	1993	UR Designation	
FY TIF Revenue First Received:	1995	Slum	No
Subject to a Statutory end date?	No	Blighted	12/1994
		Economic Development	No

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	169,624,700	4,530,600	0	0	-101,860	176,397,440	0	176,397,440
Taxable	0	96,546,989	4,077,540	0	0	-101,860	102,280,669	0	102,280,669
Homestead Credits									223

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	19,691,600	102,280,669	17,057,633	85,223,036	1,392,042

FY 2020 TIF Revenue Received: 274,523

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Urban Renewal Area Data Collection

Local Government Name: ARNOLDS PARK (30G272)
 Urban Renewal Area: ARNOLDS PARK BRIDGES BAY URBAN RENEWAL
 UR Area Number: 30026

UR Area Creation Date: 11/2006

UR Area Purpose: This plan is intended to stabilize, revitalize and improve the community by encouraging new commercial economic development opportunities within the community and Dickinson County Iowa.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
ARNOLDS PARK CITY/OKOBOJI SCH/UR TIF BRIDGES BAY INCRE	300141	300142	7,813,205

Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	21,183,400	12,207,200	0	0	0	33,390,600	0	33,390,600
Taxable	0	12,057,181	10,986,480	0	0	0	23,043,661	0	23,043,661
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019: 2,249 0 **Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue: 1,168,843
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 1,168,843

Rebate Expenditures: 0
 Non-Rebate Expenditures: 1,198,863
 Returned to County Treasurer: 0
Total Expenditures: 1,198,863

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020: -27,771 0 **Amount of 06-30-2020 Cash Balance Restricted for LMI**

Projects For ARNOLDS PARK BRIDGES BAY URBAN RENEWAL

Linden Drive Water and Sewer

Description:	Water and Sewer upgrades to Linden Dr.
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Hinshaw Bridge

Description:	Cost share bridge construction with County and DOT
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Linden Drive Trails and Lighting

Description:	Construction of trails and sidewalks as well as street lighting
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	No

Linden Dr. intersection Hwy 71

Description:	Right turn lane and reconstruction of roadway from Hwy 71 to Iowa St.
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Linden Dr. Street Projects

Description:	Water/Sewer Upgrades/Construction of Trails & sidewalks, Right turn lane and reconstruction of roadway from Hwy 71 to Iowa St
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For ARNOLDS PARK BRIDGES BAY URBAN RENEWAL

2014B Go Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,091,250
Interest:	9,219
Total:	1,100,469
Annual Appropriation?:	No
Date Incurred:	06/02/2014
FY of Last Payment:	2027

2019 GO Refunding Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	09/26/2020
FY of Last Payment:	2027

Non-Rebates For ARNOLDS PARK BRIDGES BAY URBAN RENEWAL

TIF Expenditure Amount:	44,019
Tied To Debt:	2014B Go Bonds
Tied To Project:	Linden Drive Water and Sewer

TIF Expenditure Amount:	869,370
Tied To Debt:	2014B Go Bonds
Tied To Project:	Hinshaw Bridge

TIF Expenditure Amount:	55,023
Tied To Debt:	2014B Go Bonds
Tied To Project:	Linden Drive Trails and Lighting

TIF Expenditure Amount:	132,056
Tied To Debt:	2014B Go Bonds
Tied To Project:	Linden Dr. intersection Hwy 71

TIF Expenditure Amount:	98,395
Tied To Debt:	2019 GO Refunding Bonds
Tied To Project:	Linden Dr. Street Projects

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during FY 2020

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TIF Taxing District Data Collection

Local Government Name: ARNOLDS PARK (30G272)
 Urban Renewal Area: ARNOLDS PARK BRIDGES BAY URBAN RENEWAL (30026)
 TIF Taxing District Name: ARNOLDS PARK CITY/OKOBOJI SCH/UR TIF BRIDGES BAY INCRE
 TIF Taxing District Inc. Number: 300142
 TIF Taxing District Base Year: 2005
 FY TIF Revenue First Received: 2007
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2027

	UR Designation
Slum	No
Blighted	No
Economic Development	11/2006

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	21,183,400	12,207,200	0	0	0	33,390,600	0	33,390,600
Taxable	0	12,057,181	10,986,480	0	0	0	23,043,661	0	23,043,661
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	862,900	23,043,661	7,813,205	15,230,456	248,776

FY 2020 TIF Revenue Received: 1,168,843