

# Annual Urban Renewal Report, Fiscal Year 2019 - 2020

## Levy Authority Summary

Local Government Name: WINTERSET  
Local Government Number: 61G583

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
WINTERSET URBAN RENEWAL	61001	7
WINTERSET CORKREAN-WATTS PLAT 2 URBAN RENEWAL	61007	1
WINTERSET ARBOR PARK URBAN RENEWAL	61009	8
WINTERSET CEDAR WOODS URBAN RENEWAL	61010	8
WINTERSET CORKREAN-WATTS PLAT 5 URBAN RENEWAL	61011	10
WINTERSET NORTH STONE VILLAGE 1 URBAN RENEWAL	61012	4
WINTERSET NELSON ACRES URBAN RENEWAL	61014	5
WINTERSET GLENWOOD HOUSING URBAN RENEWAL	61015	2
WINTERSET CASPER COMMERCIAL URBAN RENEWAL	61016	1
WINTERSET STOVER ADDITION URBAN RENEWAL	61017	1
WINTERSET NORTH STONE 2 URBAN RENEWAL	61018	1
WINTERSET NORTH STONE 3 URBAN RENEWAL	61019	1

**TIF Debt Outstanding:** 12,100,394

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:</b>	<b>7,331</b>	<b>0</b>	<b>Amount of 07-01-2019 Cash Balance Restricted for LMI</b>
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TIF Revenue:	1,570,700
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>1,570,700</b>

Rebate Expenditures:	542,884
Non-Rebate Expenditures:	876,459
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>1,419,343</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:</b>	<b>158,688</b>	<b>0</b>	<b>Amount of 06-30-2020 Cash Balance Restricted for LMI</b>
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**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance:** 10,522,363

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## Urban Renewal Area Data Collection

Local Government Name: WINTERSET (61G583)  
 Urban Renewal Area: WINTERSET URBAN RENEWAL  
 UR Area Number: 61001

UR Area Creation Date: 06/1989

UR Area Purpose: To stimulate private investment in industrial/commercial expansion and area redevelopment. To construct necessary public facilities to enhance the City's attractiveness to developers and overall redevelopment efforts.

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WINTERSET CITY/WINTERSET SCH/TIF INCR	610062	610064	18,168,673
WINTERSET CITY AG/WINTERSET SCH/TIF INCR	610063	610065	14,633
WINTERSET CITY/WINTERSET SCH/TIF INCR	610069	610068	1,592,913
WINTERSET CITY AG/WINTERSET SCH/TIF INCR	610071	610070	40,640
WINTERSET CITY/WINTERSET SCH/AIR PORT REN TIF INCR	610098	610099	55,260
WINTERSET CITY AG/WINTERSET SCH/AIR PORT REN TIF INCR	610100	610101	66,909
WINTERSET CITY/WINTERSET SCH/URBAN RENE TIF INCR	610105	610106	4,949,419

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	232,000	3,763,600	39,203,099	2,986,600	0	-9,260	49,789,840	0	49,789,840
Taxable	130,227	2,142,162	35,282,792	2,687,940	0	-9,260	42,944,216	0	42,944,216
Homestead Credits									18

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:** **7,331** **0** **Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue: 847,984  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 847,984**

Rebate Expenditures: 66,470  
 Non-Rebate Expenditures: 640,819  
 Returned to County Treasurer: 0  
**Total Expenditures: 707,289**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:** **148,026** **0** **Amount of 06-30-2020 Cash Balance Restricted for LMI**

## Projects For WINTERSET URBAN RENEWAL

### Agriland FS

Description:	Agriland FS expansion
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	No

### Grip Tite Mfg. 2007

Description:	Grip Tite Mfg. 2007 expansion
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

### Library Project

Description:	Library Project
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

### 2009 Streetscape

Description:	2009 Streetscape Project
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### 2007 Streetscape

Description:	2007 Streetscape Project
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### 2008 Streetscape

Description:	2008 Streetscape Project
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### 2006 Streetscape

Description:	2006 Streetscape Project
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## Hy-Vee Store

Description:	Hy-Vee grocery store development
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

## Agrivision John Deere

Description:	John Deere dealership development
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	No

## 2014 Streetscape

Description:	2014 Streetscape Project
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## City Hall Improvements

Description:	City Hall HVAC Improvement Project
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

## Downtown Facade Project

Description:	Downtown revitalization partnership with businesses
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

# Debts/Obligations For WINTERSET URBAN RENEWAL

## 2012 GO Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	954,539
Interest:	0
Total:	954,539
Annual Appropriation?:	No
Date Incurred:	03/29/2012
FY of Last Payment:	2022

## Hy-Vee Dev. Agr.

Debt/Obligation Type:	Rebates
Principal:	455,567
Interest:	0
Total:	455,567
Annual Appropriation?:	No
Date Incurred:	09/12/2013
FY of Last Payment:	2027

## Agrivision John Deere

Debt/Obligation Type:	Rebates
Principal:	564,560
Interest:	0
Total:	564,560
Annual Appropriation?:	Yes
Date Incurred:	05/04/2016
FY of Last Payment:	2024

## 2015 GO Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,590,025
Interest:	0
Total:	1,590,025
Annual Appropriation?:	Yes
Date Incurred:	03/12/2015
FY of Last Payment:	2028

## 2016 GO Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	382,896
Interest:	0
Total:	382,896
Annual Appropriation?:	No
Date Incurred:	11/22/2016
FY of Last Payment:	2027

**2019 GO Debt**

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	825,035
Interest:	0
Total:	825,035
Annual Appropriation?:	No
Date Incurred:	08/14/2019
FY of Last Payment:	2029

## Non-Rebates For WINTERSET URBAN RENEWAL

TIF Expenditure Amount:	52,287
Tied To Debt:	2012 GO Bond
Tied To Project:	2006 Streetscape

TIF Expenditure Amount:	150,858
Tied To Debt:	2012 GO Bond
Tied To Project:	2008 Streetscape

TIF Expenditure Amount:	66,254
Tied To Debt:	2012 GO Bond
Tied To Project:	2007 Streetscape

TIF Expenditure Amount:	95,000
Tied To Debt:	2015 GO Bond
Tied To Project:	2009 Streetscape

TIF Expenditure Amount:	8,650
Tied To Debt:	2015 GO Bond
Tied To Project:	2014 Streetscape

TIF Expenditure Amount:	239,150
Tied To Debt:	2015 GO Bond
Tied To Project:	Library Project

TIF Expenditure Amount:	28,620
Tied To Debt:	2016 GO Bond
Tied To Project:	City Hall Improvements

## Rebates For WINTERSET URBAN RENEWAL

### HyVee Inc.

TIF Expenditure Amount:	30,800
Rebate Paid To:	HyVee Inc.
Tied To Debt:	Hy-Vee Dev. Agr.
Tied To Project:	Hy-Vee Store
Projected Final FY of Rebate:	2027

### Agrivision

TIF Expenditure Amount:	35,670
Rebate Paid To:	Agrivision
Tied To Debt:	Agrivision John Deere
Tied To Project:	Agrivision John Deere
Projected Final FY of Rebate:	2026



### TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)  
 Urban Renewal Area: WINTERSET URBAN RENEWAL (61001)  
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH/TIF INCR  
 TIF Taxing District Inc. Number: 610064

TIF Taxing District Base Year:	0	<b>UR Designation</b>	
FY TIF Revenue First Received:	1991	Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	06/1989

#### 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	2,633,100	24,222,175	2,825,600	0	-5,556	31,816,644	0	31,816,644
Taxable	0	1,498,707	21,799,958	2,543,040	0	-5,556	27,442,143	0	27,442,143
Homestead Credits									12

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	4,115,489	27,442,143	18,168,673	9,273,470	320,567

FY 2020 TIF Revenue Received: 623,065

### TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)  
 Urban Renewal Area: WINTERSET URBAN RENEWAL (61001)  
 TIF Taxing District Name: WINTERSET CITY AG/WINTERSET SCH/TIF INCR  
 TIF Taxing District Inc. Number: 610065

TIF Taxing District Base Year:	0	<b>UR Designation</b>	
FY TIF Revenue First Received:	1991	Slum	No
Subject to a Statutory end date?	No	Blighted	No
		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	40,400	0	0	0	0	0	40,400	0	40,400
Taxable	22,678	0	0	0	0	0	22,678	0	22,678
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	19,400	21,000	14,633	6,367	150

FY 2020 TIF Revenue Received: 477

## TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)  
 Urban Renewal Area: WINTERSET URBAN RENEWAL (61001)  
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH/TIF INCR  
 TIF Taxing District Inc. Number: 610068

TIF Taxing District Base Year: 0  
 FY TIF Revenue First Received: 1991  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
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	0	3,530,500	0	0	0	3,530,500	0	3,530,500
Taxable	0	0	3,177,450	0	0	0	3,177,450	0	3,177,450
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	1,244,630	2,285,870	1,592,913	692,957	23,954

FY 2020 TIF Revenue Received: 55,345

## TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)  
 Urban Renewal Area: WINTERSET URBAN RENEWAL (61001)  
 TIF Taxing District Name: WINTERSET CITY AG/WINTERSET SCH/TIF INCR  
 TIF Taxing District Inc. Number: 610070

TIF Taxing District Base Year: 0  
 FY TIF Revenue First Received: 1991  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
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	72,400	0	0	0	0	0	72,400	0	72,400
Taxable	40,640	0	0	0	0	0	40,640	0	40,640
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	25,240	40,640	40,640	0	0

FY 2020 TIF Revenue Received: 1,077

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### TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)  
 Urban Renewal Area: WINTERSET URBAN RENEWAL (61001)  
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH/AIR PORT REN TIF INCR  
 TIF Taxing District Inc. Number: 610099

TIF Taxing District Base Year:	0	UR Designation	
FY TIF Revenue First Received:	1991	Slum	No
Subject to a Statutory end date?	No	Blighted	No
		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	0	61,400	0	0	0	61,400	0	61,400
Taxable	0	0	55,260	0	0	0	55,260	0	55,260
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	48,400	13,000	55,260	-42,260	-1,461

FY 2020 TIF Revenue Received: 653

### TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)  
 Urban Renewal Area: WINTERSET URBAN RENEWAL (61001)  
 TIF Taxing District Name: WINTERSET CITY AG/WINTERSET SCH/AIR PORT REN TIF INCR  
 TIF Taxing District Inc. Number: 610101

TIF Taxing District Base Year:	0	UR Designation	
FY TIF Revenue First Received:	1991	Slum	No
Subject to a Statutory end date?	No	Blighted	No
		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	119,200	0	0	0	0	0	119,200	0	119,200
Taxable	66,909	0	0	0	0	0	66,909	0	66,909
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	44,100	66,909	66,909	0	0

FY 2020 TIF Revenue Received: 344

## TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)  
 Urban Renewal Area: WINTERSET URBAN RENEWAL (61001)  
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH/URBAN RENE TIF INCR  
 TIF Taxing District Inc. Number: 610106

TIF Taxing District Base Year:	0	UR Designation	
FY TIF Revenue First Received:	1991	Slum	No
Subject to a Statutory end date?	No	Blighted	No
		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	1,130,500	11,389,024	161,000	0	-3,704	14,149,296	0	14,149,296
Taxable	0	643,455	10,250,124	144,900	0	-3,704	12,139,136	0	12,139,136
Homestead Credits									6

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	6,498,000	7,655,000	4,949,419	2,705,581	93,527

FY 2020 TIF Revenue Received: 167,023

## Urban Renewal Area Data Collection

Local Government Name: WINTERSET (61G583)  
 Urban Renewal Area: WINTERSET CORKREAN-WATTS PLAT 2 URBAN RENEWAL  
 UR Area Number: 61007  
 UR Area Creation Date: 06/2003

UR Area Purpose: To stimulate new residential housing development and to assist low & moderate income families with their housing needs.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WINTERSET CITY/WINTERSET SCH/CORKREAN WATTS TIF INCR	610113	610114	0

## 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	4,942,100	0	0	0	-1,852	4,940,248	0	4,940,248
Taxable	0	2,812,942	0	0	0	-1,852	2,811,090	0	2,811,090
Homestead Credits									12

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

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

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>0</b>

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

## Projects For WINTERSET CORKREAN-WATTS PLAT 2 URBAN RENEWAL

### Corkrean & Watts Plat 2

Description:	Corkrean & Watts Development Agreement
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

### LMI Requirement

Description:	Set aside LMI revenue to LMI Grant Fund
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For WINTERSET CORKREAN-WATTS PLAT 2 URBAN RENEWAL

### Corkrean & Watts Dev. Agr.

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	06/16/2003
FY of Last Payment:	2015

### LMI Requirement

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/16/2003
FY of Last Payment:	2015

## **Non-Rebates For WINTERSET CORKREAN-WATTS PLAT 2 URBAN RENEWAL**

TIF Expenditure Amount:	0
Tied To Debt:	LMI Requirement
Tied To Project:	LMI Requirement



## **Rebates For WINTERSET CORKREAN-WATTS PLAT 2 URBAN RENEWAL**

### **Corkrean & Watts Plat 2**

TIF Expenditure Amount:	0
Rebate Paid To:	Corkrean & Watts Development Co
Tied To Debt:	Corkrean & Watts Dev. Agr.
Tied To Project:	Corkrean & Watts Plat 2
Projected Final FY of Rebate:	2016

## Income Housing For WINTERSET CORKREAN-WATTS PLAT 2 URBAN RENEWAL

Amount of FY 2020 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
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Lots for low and moderate income housing:	0
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Construction of low and moderate income housing:	0
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Grants, credits or other direct assistance to low and moderate income families:	0
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Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	0
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Other low and moderate income housing assistance:	0
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## TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)  
 Urban Renewal Area: WINTERSET CORKREAN-WATTS PLAT 2 URBAN RENEWAL (61007)  
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH/CORKREAN WATTS TIF INCR  
 TIF Taxing District Inc. Number: 610114

TIF Taxing District Base Year: 2002  
 FY TIF Revenue First Received: 2007  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2003

### 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	4,942,100	0	0	0	-1,852	4,940,248	0	4,940,248
Taxable	0	2,812,942	0	0	0	-1,852	2,811,090	0	2,811,090
Homestead Credits									12

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	7,900	2,811,090	0	2,811,090	97,174

FY 2020 TIF Revenue Received: 0

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## Urban Renewal Area Data Collection

Local Government Name: WINTERSET (61G583)  
 Urban Renewal Area: WINTERSET ARBOR PARK URBAN RENEWAL  
 UR Area Number: 61009  
 UR Area Creation Date: 10/2006

UR Area Purpose: To stimulate private investment in new residential housing. To finance the costs of streets, water, sanitary & storm sewers, or other public facilities in support of new housing development. To provide assistance for LMI housing on a City-wide basis.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WINTERSET CITY/WINTERSET SCH-ARBOR PARK WFD INCR	610119	610120	676,464
WINTERSET CITY/ WINTERSET SCH/ ARBOR PARK LOT 2 PLAT1 TIF INCR	610128	610129	105,066
WINTERSET CITY/ WINTERSET SCH/ARBOR PARK/WFD -INCR	610146	610147	210,479
WINTERSET CITY/ WINTERSET SCH/ ARBOR PARK P1 LOT 13 TIF INCR	610165	610166	106,038
WINTERSET CITY/ WINTERSET SCH/ ARBOR PARK P1 LOT 11 TIF INCR	610173	610174	131,309
WINTERSET CITY/ WINTERSET SCH/ ARBOR PARK P1 LOT 14 TIF INCR	610185	610189	125,163
WINTERSET CITY/ WINTERSET SCH/ ARBOR PARK P2 LOTS 2-6 9AB 10AB TIF INCR	610200	610201	1,049,625
WINTERSET CITY/ WINTERSET SCH/ ARBOR PARK P2 LOTS 1 7 8B-C TIF INCR	610207	610208	448,684

## 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	5,031,700	0	0	0	-11,112	5,020,588	0	5,020,588
Taxable	0	2,863,940	0	0	0	-11,112	2,852,828	0	2,852,828
Homestead Credits									21

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

TIF Revenue:	98,375
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>98,375</b>
Rebate Expenditures:	57,015
Non-Rebate Expenditures:	34,063
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>91,078</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:** **7,297** **0** **Amount of 06-30-2020 Cash Balance Restricted for LMI**

## Projects For WINTERSET ARBOR PARK URBAN RENEWAL

### Arbor Park Development Agr

Description:	residential development
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

### LMI Requirement

Description:	LMI housing assistance
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

### Arbor Park Plat 3

Description:	residential development
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

### LMI Requirement

Description:	LMI Requirement
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

# Debts/Obligations For WINTERSET ARBOR PARK URBAN RENEWAL

## Arbor Park Development Agr

Debt/Obligation Type:	Rebates
Principal:	101,468
Interest:	0
Total:	101,468
Annual Appropriation?:	Yes
Date Incurred:	10/02/2006
FY of Last Payment:	2028

## LMI Requirement

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	60,621
Interest:	0
Total:	60,621
Annual Appropriation?:	No
Date Incurred:	10/02/2006
FY of Last Payment:	2028

## Arbor Park Plat 2 Dev.Agr.

Debt/Obligation Type:	Rebates
Principal:	270,000
Interest:	0
Total:	270,000
Annual Appropriation?:	Yes
Date Incurred:	05/18/2015
FY of Last Payment:	2037

## LMI Requirement Plat 2

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	164,503
Interest:	0
Total:	164,503
Annual Appropriation?:	No
Date Incurred:	05/18/2015
FY of Last Payment:	2037

## Arbor Park Plat 3

Debt/Obligation Type:	Rebates
Principal:	465,000
Interest:	0
Total:	465,000
Annual Appropriation?:	Yes

Date Incurred:	02/19/2018
FY of Last Payment:	2038

**LMI Requirement Plat 3**

	Outstanding LMI Housing
Debt/Obligation Type:	Obligations
Principal:	283,310
Interest:	0
Total:	283,310
Annual Appropriation?:	No
Date Incurred:	02/19/2018
FY of Last Payment:	2038

## Non-Rebates For WINTERSET ARBOR PARK URBAN RENEWAL

TIF Expenditure Amount:	34,063
Tied To Debt:	LMI Requirement
Tied To Project:	LMI Requirement



## Rebates For WINTERSET ARBOR PARK URBAN RENEWAL

### Arbor Park Development Agr

TIF Expenditure Amount:	57,015
Rebate Paid To:	Corkrean Development Inc.
Tied To Debt:	Arbor Park Development Agr
Tied To Project:	Arbor Park Development Agr
Projected Final FY of Rebate:	2028

## Income Housing For WINTERSET ARBOR PARK URBAN RENEWAL

Amount of FY 2020 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
<hr/>	
Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	0
Grants, credits or other direct assistance to low and moderate income families:	0
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	0
Other low and moderate income housing assistance:	0

# ▲ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

## TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)  
 Urban Renewal Area: WINTERSET ARBOR PARK URBAN RENEWAL (61009)  
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH-ARBOR PARK WFD INCR  
 TIF Taxing District Inc. Number: 610120  
 TIF Taxing District Base Year: 2007  
 FY TIF Revenue First Received: 2010  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2006

### 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	1,195,000	0	0	0	-3,704	1,191,296	0	1,191,296
Taxable	0	680,168	0	0	0	-3,704	676,464	0	676,464
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	98,000	676,464	676,464	0	0

FY 2020 TIF Revenue Received: 23,327

## TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)  
 Urban Renewal Area: WINTERSET ARBOR PARK URBAN RENEWAL (61009)  
 TIF Taxing District Name: WINTERSET CITY/ WINTERSET SCH/ ARBOR PARK LOT 2 PLAT1 TIF INCR  
 TIF Taxing District Inc. Number: 610129  
 TIF Taxing District Base Year: 2008  
 FY TIF Revenue First Received: 2010  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2006

### 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	191,100	0	0	0	-3,704	187,396	0	187,396
Taxable	0	108,770	0	0	0	-3,704	105,066	0	105,066
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	300	105,066	105,066	0	0

FY 2020 TIF Revenue Received: 3,623

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## TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)  
 Urban Renewal Area: WINTERSET ARBOR PARK URBAN RENEWAL (61009)  
 TIF Taxing District Name: WINTERSET CITY/ WINTERSET SCH/ARBOR PARK/WFD -INCR  
 TIF Taxing District Inc. Number: 610147  
 TIF Taxing District Base Year: 2009  
 FY TIF Revenue First Received: 2010  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2006

### 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	376,300	0	0	0	-3,704	372,596	0	372,596
Taxable	0	214,183	0	0	0	-3,704	210,479	0	210,479
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	33,300	210,479	210,479	0	0

FY 2020 TIF Revenue Received: 7,258

## TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)  
 Urban Renewal Area: WINTERSET ARBOR PARK URBAN RENEWAL (61009)  
 TIF Taxing District Name: WINTERSET CITY/ WINTERSET SCH/ ARBOR PARK P1 LOT 13 TIF INCR  
 TIF Taxing District Inc. Number: 610166  
 TIF Taxing District Base Year: 2012  
 FY TIF Revenue First Received: 2014  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
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	186,300	0	0	0	0	186,300	0	186,300
Taxable	0	106,038	0	0	0	0	106,038	0	106,038
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	12,000	106,038	106,038	0	0

FY 2020 TIF Revenue Received: 3,657

### TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)  
 Urban Renewal Area: WINTERSET ARBOR PARK URBAN RENEWAL (61009)  
 TIF Taxing District Name: WINTERSET CITY/ WINTERSET SCH/ ARBOR PARK P1 LOT 11 TIF INCR  
 TIF Taxing District Inc. Number: 610174

TIF Taxing District Base Year:	2013	UR Designation	
FY TIF Revenue First Received:	2010	Slum	No
Subject to a Statutory end date?	No	Blighted	No
		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	230,700	0	0	0	0	230,700	0	230,700
Taxable	0	131,309	0	0	0	0	131,309	0	131,309
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	11,300	131,309	131,309	0	0

FY 2020 TIF Revenue Received: 4,528

### TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)  
 Urban Renewal Area: WINTERSET ARBOR PARK URBAN RENEWAL (61009)  
 TIF Taxing District Name: WINTERSET CITY/ WINTERSET SCH/ ARBOR PARK P1 LOT 14 TIF INCR  
 TIF Taxing District Inc. Number: 610189

TIF Taxing District Base Year:	2015	UR Designation	
FY TIF Revenue First Received:	2017	Slum	No
Subject to a Statutory end date?	No	Blighted	No
		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	219,900	0	0	0	0	219,900	0	219,900
Taxable	0	125,163	0	0	0	0	125,163	0	125,163
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	18,200	125,163	125,163	0	0

FY 2020 TIF Revenue Received: 4,316

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## TIF Taxing District Data Collection

Local Government Name:	WINTERSET (61G583)
Urban Renewal Area:	WINTERSET ARBOR PARK URBAN RENEWAL (61009)
TIF Taxing District Name:	WINTERSET CITY/ WINTERSET SCH/ ARBOR PARK P2 LOTS 2-6 9AB 10AB TIF INCR
TIF Taxing District Inc. Number:	610201
TIF Taxing District Base Year:	2016
FY TIF Revenue First Received:	2018
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
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	1,844,100	0	0	0	0	1,844,100	0	1,844,100
Taxable	0	1,049,625	0	0	0	0	1,049,625	0	1,049,625
Homestead Credits									9

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	395,300	1,049,625	1,049,625	0	0

FY 2020 TIF Revenue Received: 36,384

## TIF Taxing District Data Collection

Local Government Name:	WINTERSET (61G583)
Urban Renewal Area:	WINTERSET ARBOR PARK URBAN RENEWAL (61009)
TIF Taxing District Name:	WINTERSET CITY/ WINTERSET SCH/ ARBOR PARK P2 LOTS 1 7 8B-C TIF INCR
TIF Taxing District Inc. Number:	610208
TIF Taxing District Base Year:	2017
FY TIF Revenue First Received:	2019
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
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	788,300	0	0	0	0	788,300	0	788,300
Taxable	0	448,684	0	0	0	0	448,684	0	448,684
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	46,400	448,684	448,684	0	0

FY 2020 TIF Revenue Received: 15,282

## Urban Renewal Area Data Collection

Local Government Name: WINTERSET (61G583)  
 Urban Renewal Area: WINTERSET CEDAR WOODS URBAN RENEWAL  
 UR Area Number: 61010  
 UR Area Creation Date: 11/2006

To stimulate private investment in new residential development. To help finance the cost of streets, water, sanitary & storm sewer and other public facilities to support housing development. To provide assistance for LMI housing on a City-wide basis.

UR Area Purpose:

### Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WINTERSET CITY/WINTERSET SCH-CEDAR WOODS URB WFD INCR	610124	610125	667,561
WINTERSET CITY/WINTERSET SCH/ CEDARWOODS / WFD INCREMENT	610130	610131	499,797
WINTERSET CITY/ WINTERSET SCH/ CEDAR WOODS TIF INCR	610157	610158	188,683
WINTERSET CITY/ WINTERSET SCH/ CEDAR WOODS P1 LOTS 28 & 30 TIF INCR	610167	610168	522,622
WINTERSET CITY/WINTERSET SCH/WFD/CEDAR WOODS P1 LOT 16 TIF INCREM	610179	610180	237,234
WINTERSET CITY/ WINTERSET SCH/ CEDAR WOODS P1 L18, P2 L3 6 TIF INCR	610186	610190	623,252
WINTERSET CITY/ WINTERSET SCH/ CEDAR WOODS TIF INCR	610196	610197	431,723
WINTERSET CITY/ WINTERSET SCH/ CEDAR WOODS P1 LOT 26 TIF INCR	610209	610210	204,760

### 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	5,937,200	0	0	0	-3,704	5,933,496	0	5,933,496
Taxable	0	3,379,336	0	0	0	-3,704	3,375,632	0	3,375,632
Homestead Credits									14

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:**

0

0

**Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue: 112,694  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 112,694**

Rebate Expenditures: 70,547  
 Non-Rebate Expenditures: 42,147  
 Returned to County Treasurer: 0  
**Total Expenditures: 112,694**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:**

0

0

**Amount of 06-30-2020 Cash Balance Restricted for LMI**

## Projects For WINTERSET CEDAR WOODS URBAN RENEWAL

### Cedar Woods Development

Description:	Cedar Woods Plat 1 Development
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

### LMI Requirement

Description:	LMI housing assistance
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No



## Debts/Obligations For WINTERSET CEDAR WOODS URBAN RENEWAL

### Cedar Woods Development Agr.

Debt/Obligation Type:	Rebates
Principal:	454,138
Interest:	0
Total:	454,138
Annual Appropriation?:	Yes
Date Incurred:	11/20/2006
FY of Last Payment:	2028

### LMI Requirement

	Outstanding LMI Housing
Debt/Obligation Type:	Obligations
Principal:	271,321
Interest:	0
Total:	271,321
Annual Appropriation?:	No
Date Incurred:	11/20/2006
FY of Last Payment:	2028

## Non-Rebates For WINTERSET CEDAR WOODS URBAN RENEWAL

TIF Expenditure Amount:	42,147
Tied To Debt:	LMI Requirement
Tied To Project:	LMI Requirement

## Rebates For WINTERSET CEDAR WOODS URBAN RENEWAL

### Cedar Woods

TIF Expenditure Amount:	70,547
Rebate Paid To:	Zuendel Investments, Inc.
Tied To Debt:	Cedar Woods Development Agr.
Tied To Project:	Cedar Woods Development
Projected Final FY of Rebate:	2028

## Income Housing For WINTERSET CEDAR WOODS URBAN RENEWAL

Amount of FY 2020 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
<hr/>	
Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	0
Grants, credits or other direct assistance to low and moderate income families:	0
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	0
Other low and moderate income housing assistance:	0

♣ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

### TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)  
 Urban Renewal Area: WINTERSET CEDAR WOODS URBAN RENEWAL (61010)  
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH-CEDAR WOODS URB WFD INCR  
 TIF Taxing District Inc. Number: 610125  
 TIF Taxing District Base Year: 2007  
 FY TIF Revenue First Received: 2010  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2028

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	1,176,100	0	0	0	-1,852	1,174,248	0	1,174,248
Taxable	0	669,413	0	0	0	-1,852	667,561	0	667,561
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	5,400	667,561	667,561	0	0

FY 2020 TIF Revenue Received: 23,020

### TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)  
 Urban Renewal Area: WINTERSET CEDAR WOODS URBAN RENEWAL (61010)  
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH/ CEDARWOODS / WFD INCREMENT  
 TIF Taxing District Inc. Number: 610131  
 TIF Taxing District Base Year: 2008  
 FY TIF Revenue First Received: 2010  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2028

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	878,100	0	0	0	0	878,100	0	878,100
Taxable	0	499,797	0	0	0	0	499,797	0	499,797
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	14,300	499,797	499,797	0	0

FY 2020 TIF Revenue Received: 17,235

### TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)  
 Urban Renewal Area: WINTERSET CEDAR WOODS URBAN RENEWAL (61010)  
 TIF Taxing District Name: WINTERSET CITY/ WINTERSET SCH/ CEDAR WOODS TIF INCR  
 TIF Taxing District Inc. Number: 610158  
 TIF Taxing District Base Year: 2011  
 FY TIF Revenue First Received: 2011  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2028

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	331,500	0	0	0	0	331,500	0	331,500
Taxable	0	188,683	0	0	0	0	188,683	0	188,683
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	6,600	188,683	188,683	0	0

FY 2020 TIF Revenue Received: 6,506

### TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)  
 Urban Renewal Area: WINTERSET CEDAR WOODS URBAN RENEWAL (61010)  
 TIF Taxing District Name: WINTERSET CITY/ WINTERSET SCH/ CEDAR WOODS P1 LOTS 28 & 30 TIF INCR  
 TIF Taxing District Inc. Number: 610168  
 TIF Taxing District Base Year: 2012  
 FY TIF Revenue First Received: 2014  
 Subject to a Statutory end date? No

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	918,200	0	0	0	0	918,200	0	918,200
Taxable	0	522,622	0	0	0	0	522,622	0	522,622
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	21,800	522,622	522,622	0	0

FY 2020 TIF Revenue Received: 17,022

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### TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)  
 Urban Renewal Area: WINTERSET CEDAR WOODS URBAN RENEWAL (61010)  
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH/WFD/CEDAR WOODS P1 LOT 16 TIF INCREM  
 TIF Taxing District Inc. Number: 610180  
 TIF Taxing District Base Year: 2014  
 FY TIF Revenue First Received: 2017  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
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	416,800	0	0	0	0	416,800	0	416,800
Taxable	0	237,234	0	0	0	0	237,234	0	237,234
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	16,500	237,234	237,234	0	0

FY 2020 TIF Revenue Received: 8,181

### TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)  
 Urban Renewal Area: WINTERSET CEDAR WOODS URBAN RENEWAL (61010)  
 TIF Taxing District Name: WINTERSET CITY/ WINTERSET SCH/ CEDAR WOODS P1 L18, P2 L3 6 TIF INCR  
 TIF Taxing District Inc. Number: 610190  
 TIF Taxing District Base Year: 2015  
 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 - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,095,000	0	0	0	0	1,095,000	0	1,095,000
Taxable	0	623,252	0	0	0	0	623,252	0	623,252
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	23,200	623,252	623,252	0	0

FY 2020 TIF Revenue Received: 18,869

### TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)  
 Urban Renewal Area: WINTERSET CEDAR WOODS URBAN RENEWAL (61010)  
 TIF Taxing District Name: WINTERSET CITY/ WINTERSET SCH/ CEDAR WOODS TIF INCR  
 TIF Taxing District Inc. Number: 610197

TIF Taxing District Base Year: 2016  
 FY TIF Revenue First Received: 2018  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
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	758,500	0	0	0	0	758,500	0	758,500
Taxable	0	431,723	0	0	0	0	431,723	0	431,723
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	70,700	431,723	431,723	0	0

FY 2020 TIF Revenue Received: 14,887

### TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)  
 Urban Renewal Area: WINTERSET CEDAR WOODS URBAN RENEWAL (61010)  
 TIF Taxing District Name: WINTERSET CITY/ WINTERSET SCH/ CEDAR WOODS P1 LOT 26 TIF INCR  
 TIF Taxing District Inc. Number: 610210

TIF Taxing District Base Year: 2017  
 FY TIF Revenue First Received: 2019  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
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	363,000	0	0	0	-1,852	361,148	0	361,148
Taxable	0	206,612	0	0	0	-1,852	204,760	0	204,760
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	19,800	204,760	204,760	0	0

FY 2020 TIF Revenue Received: 6,974



## Urban Renewal Area Data Collection

Local Government Name: WINTERSET (61G583)  
 Urban Renewal Area: WINTERSET CORKREAN-WATTS PLAT 5 URBAN RENEWAL  
 UR Area Number: 61011

UR Area Creation Date: 09/2006

UR Area Purpose: To stimulate new residential housing development and to assist low & moderate income families with their housing needs.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WINTERSET CITY/ WINTERSET SCH/ CORK-WATTS P5 TIF INCR	610121	610122	519,854
WINTERSET CITY/ WINTERSET SCH/ CORK-WATTS P5 TIF INCR	610132	610133	429,270
WINTERSET CITY/ WINTERSET SCH/ CORK-WATTS P5 TIF INCR	610148	610149	135,009
WINTERSET CITY/ WINTERSET SCH/ CORK-WATTS P5 TIF INCR	610159	610160	117,365
WINTERSET CITY/ WINTERSET SCH/ CORK-WATTS P5 LOTS 3 9A 9B 12 TIF INCR	610163	610164	535,538
WINTERSET CITY/ WINTERSET SCH/ CORK-WATTS P5 LOTS 16 18 24A 24B 29 TIF INCR	610177	610178	642,117
WINTERSET CITY/ WINTERSET SCH/ CORK-WATTS P5 LOTS 2 22 10A 10B TIF INCR	610181	610182	521,483
WINTERSET CITY/ WINTERSET SCH/ CORK-WATTS P5 LOTS 19 21 TIF INCR	610187	610191	314,130
WINTERSET CITY/ WINTERSET SCH/ CORK-WATTS P5 LOTS 1 11 17 20-27 TIF INCR	610198	610199	1,067,182
WINTERSET CITY/ WINTERSET SCH/ CORK-WATTS P5 LOTS 4 26 28 TIF INCR	610211	610212	368,429

## 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	8,199,600	0	0	0	-16,668	8,182,932	0	8,182,932
Taxable	0	4,667,045	0	0	0	-16,668	4,650,377	0	4,650,377
Homestead Credits									30

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

TIF Revenue: 159,173  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 159,173**

Rebate Expenditures: 98,397  
 Non-Rebate Expenditures: 58,787  
 Returned to County Treasurer: 0  
**Total Expenditures: 157,184**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:** **1,989** **0** **Amount of 06-30-2020 Cash Balance Restricted for LMI**

## Projects For WINTERSET CORKREAN-WATTS PLAT 5 URBAN RENEWAL

### Corkrean & Watts Plat 5

Description:	Corkrean & Watts Plat 5 development
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

### LMI Requirement

Description:	LMI housing assistance
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

### Corkrean & Watts Plat 6

Description:	Corkrean & Watts Plat 6 development
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

### LMI Requirement Plat 6

Description:	LMI Housing
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

# Debts/Obligations For WINTERSET CORKREAN-WATTS PLAT 5 URBAN RENEWAL

## Corkrean & Watts Plat 5 Dev.Agr.

Debt/Obligation Type:	Rebates
Principal:	136,264
Interest:	0
Total:	136,264
Annual Appropriation?:	Yes
Date Incurred:	10/02/2006
FY of Last Payment:	2028

## LMI Requirement

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	81,440
Interest:	0
Total:	81,440
Annual Appropriation?:	No
Date Incurred:	10/02/2006
FY of Last Payment:	2028

## Corkrean & Watts Plat 6 Dev Agr

Debt/Obligation Type:	Rebates
Principal:	622,000
Interest:	0
Total:	622,000
Annual Appropriation?:	Yes
Date Incurred:	02/19/2018
FY of Last Payment:	2030

## LMI Requirement

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	235,490
Interest:	0
Total:	235,490
Annual Appropriation?:	No
Date Incurred:	02/19/2018
FY of Last Payment:	2030

## **Non-Rebates For WINTERSET CORKREAN-WATTS PLAT 5 URBAN RENEWAL**

TIF Expenditure Amount:	58,787
Tied To Debt:	LMI Requirement
Tied To Project:	LMI Requirement

## **Rebates For WINTERSET CORKREAN-WATTS PLAT 5 URBAN RENEWAL**

### **Corkrean & Watts Plat 5**

TIF Expenditure Amount:	98,397
Rebate Paid To:	Corkrean & Watts Development Co.
Tied To Debt:	Corkrean & Watts Plat 5 Dev.Agr.
Tied To Project:	Corkrean & Watts Plat 5
Projected Final FY of Rebate:	2028

## Income Housing For WINTERSET CORKREAN-WATTS PLAT 5 URBAN RENEWAL

Amount of FY 2020 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
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Lots for low and moderate income housing:	53,190
Construction of low and moderate income housing:	0
Grants, credits or other direct assistance to low and moderate income families:	0
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	38,656
Other low and moderate income housing assistance:	0

### TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)  
 Urban Renewal Area: WINTERSET CORKREAN-WATTS PLAT 5 URBAN RENEWAL (61011)  
 TIF Taxing District Name: WINTERSET CITY/ WINTERSET SCH/ CORK-WATTS P5 TIF INCR  
 TIF Taxing District Inc. Number: 610122  
 TIF Taxing District Base Year: 2007  
 FY TIF Revenue First Received: 2010  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2006

#### 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	923,100	0	0	0	-5,556	917,544	0	917,544
Taxable	0	525,410	0	0	0	-5,556	519,854	0	519,854
Homestead Credits									4

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	500	519,854	519,854	0	0

FY 2020 TIF Revenue Received: 17,926

### TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)  
 Urban Renewal Area: WINTERSET CORKREAN-WATTS PLAT 5 URBAN RENEWAL (61011)  
 TIF Taxing District Name: WINTERSET CITY/ WINTERSET SCH/ CORK-WATTS P5 TIF INCR  
 TIF Taxing District Inc. Number: 610133  
 TIF Taxing District Base Year: 2008  
 FY TIF Revenue First Received: 2011  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2006

#### 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	760,700	0	0	0	-3,704	756,996	0	756,996
Taxable	0	432,974	0	0	0	-3,704	429,270	0	429,270
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	400	429,270	429,270	0	0

FY 2020 TIF Revenue Received: 14,803

### TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)  
 Urban Renewal Area: WINTERSET CORKREAN-WATTS PLAT 5 URBAN RENEWAL (61011)  
 TIF Taxing District Name: WINTERSET CITY/ WINTERSET SCH/ CORK-WATTS P5 TIF INCR  
 TIF Taxing District Inc. Number: 610149  
 TIF Taxing District Base Year: 2009  
 FY TIF Revenue First Received: 2012  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2006

#### 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	237,200	0	0	0	0	237,200	0	237,200
Taxable	0	135,009	0	0	0	0	135,009	0	135,009
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	100	135,009	135,009	0	0

FY 2020 TIF Revenue Received: 4,656

### TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)  
 Urban Renewal Area: WINTERSET CORKREAN-WATTS PLAT 5 URBAN RENEWAL (61011)  
 TIF Taxing District Name: WINTERSET CITY/ WINTERSET SCH/ CORK-WATTS P5 TIF INCR  
 TIF Taxing District Inc. Number: 610160  
 TIF Taxing District Base Year: 2011  
 FY TIF Revenue First Received: 2014  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2006

#### 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	206,200	0	0	0	0	206,200	0	206,200
Taxable	0	117,365	0	0	0	0	117,365	0	117,365
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	14,900	117,365	117,365	0	0

FY 2020 TIF Revenue Received: 4,047



## TIF Taxing District Data Collection

Local Government Name:	WINTERSET (61G583)
Urban Renewal Area:	WINTERSET CORKREAN-WATTS PLAT 5 URBAN RENEWAL (61011)
TIF Taxing District Name:	WINTERSET CITY/ WINTERSET SCH/ CORK-WATTS P5 LOTS 3 9A 9B 12 TIF INCR
TIF Taxing District Inc. Number:	610164
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:	2028

UR Designation	
Slum	No
Blighted	No
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	947,400	0	0	0	-3,704	943,696	0	943,696
Taxable	0	539,242	0	0	0	-3,704	535,538	0	535,538
Homestead Credits									4

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	51,200	535,538	535,538	0	0

FY 2020 TIF Revenue Received: 18,467

## TIF Taxing District Data Collection

Local Government Name:	WINTERSET (61G583)
Urban Renewal Area:	WINTERSET CORKREAN-WATTS PLAT 5 URBAN RENEWAL (61011)
TIF Taxing District Name:	WINTERSET CITY/ WINTERSET SCH/ CORK-WATTS P5 LOTS 16 18 24A 24B 29 TIF INCR
TIF Taxing District Inc. Number:	610178
TIF Taxing District Base Year:	2013
FY TIF Revenue First Received:	2016
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2028

UR Designation	
Slum	No
Blighted	No
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	1,131,400	0	0	0	-1,852	1,129,548	0	1,129,548
Taxable	0	643,969	0	0	0	-1,852	642,117	0	642,117
Homestead Credits									5

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	63,100	642,117	642,117	0	0

FY 2020 TIF Revenue Received: 22,142

### TIF Taxing District Data Collection

Local Government Name:	WINTERSET (61G583)
Urban Renewal Area:	WINTERSET CORKREAN-WATTS PLAT 5 URBAN RENEWAL (61011)
TIF Taxing District Name:	WINTERSET CITY/ WINTERSET SCH/ CORK-WATTS P5 LOTS 2 22 10A 10B TIF INCR
TIF Taxing District Inc. Number:	610182
TIF Taxing District Base Year:	2014
FY TIF Revenue First Received:	2017
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2028

UR Designation	
Slum	No
Blighted	No
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	916,200	0	0	0	0	916,200	0	916,200
Taxable	0	521,483	0	0	0	0	521,483	0	521,483
Homestead Credits									4

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	51,000	521,483	521,483	0	0

FY 2020 TIF Revenue Received: 17,983

### TIF Taxing District Data Collection

Local Government Name:	WINTERSET (61G583)
Urban Renewal Area:	WINTERSET CORKREAN-WATTS PLAT 5 URBAN RENEWAL (61011)
TIF Taxing District Name:	WINTERSET CITY/ WINTERSET SCH/ CORK-WATTS P5 LOTS 19 21 TIF INCR
TIF Taxing District Inc. Number:	610191
TIF Taxing District Base Year:	2015
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 - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	551,900	0	0	0	0	551,900	0	551,900
Taxable	0	314,130	0	0	0	0	314,130	0	314,130
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	29,800	314,130	314,130	0	0

FY 2020 TIF Revenue Received: 10,832

### TIF Taxing District Data Collection

Local Government Name:	WINTERSET (61G583)
Urban Renewal Area:	WINTERSET CORKREAN-WATTS PLAT 5 URBAN RENEWAL (61011)
TIF Taxing District Name:	WINTERSET CITY/ WINTERSET SCH/ CORK-WATTS P5 LOTS 1 11 17 20-27 TIF INCR
TIF Taxing District Inc. Number:	610199
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 - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,878,200	0	0	0	-1,852	1,876,348	0	1,876,348
Taxable	0	1,069,034	0	0	0	-1,852	1,067,182	0	1,067,182
Homestead Credits									5

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	432,200	1,067,182	1,067,182	0	0

FY 2020 TIF Revenue Received: 35,768

### TIF Taxing District Data Collection

Local Government Name:	WINTERSET (61G583)
Urban Renewal Area:	WINTERSET CORKREAN-WATTS PLAT 5 URBAN RENEWAL (61011)
TIF Taxing District Name:	WINTERSET CITY/ WINTERSET SCH/ CORK-WATTS P5 LOTS 4 26 28 TIF INCR
TIF Taxing District Inc. Number:	610212
TIF Taxing District Base Year:	2017
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 - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	647,300	0	0	0	0	647,300	0	647,300
Taxable	0	368,429	0	0	0	0	368,429	0	368,429
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	51,000	368,429	368,429	0	0

FY 2020 TIF Revenue Received: 12,549

# ▲ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

## Urban Renewal Area Data Collection

Local Government Name: WINTERSET (61G583)  
 Urban Renewal Area: WINTERSET NORTH STONE VILLAGE 1 URBAN RENEWAL  
 UR Area Number: 61012  
 UR Area Creation Date: 05/2007

UR Area Purpose: To stimulate private investment in new commercial and residential development, to help finance the cost of public improvements, to provide assistance for LMI housing on a City-wide basis, and to increase the number of affordable housing units.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WINTERSET CITY/WINTERSET SCH/ NORTH STONE VLG PLAT 1 TIF INCR	610126	610127	774,810
WINTERSET CITY/WINTERSET SCH/NORTH STONE 1 FAREWAY TIF INCR	610171	610172	2,096,010
WINTERSET CITY/ WINTERSET SCH/ NORTH STONE 1 OTHER 1 TIF INCR	610204	610205	1,850,670
WINTERSET CITY/ WINTERSET SCH/ NORTH STONE 1 OTHER 2 TIF INCR	610217	610218	493,380

## 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	0	5,794,300	0	0	0	5,794,300	0	5,794,300
Taxable	0	0	5,214,870	0	0	0	5,214,870	0	5,214,870
Homestead Credits									0

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

TIF Revenue: 177,000  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 177,000**

Rebate Expenditures: 112,129  
 Non-Rebate Expenditures: 48,535  
 Returned to County Treasurer: 0  
**Total Expenditures: 160,664**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:** **16,336** **0** **Amount of 06-30-2020 Cash Balance Restricted for LMI**

## Projects For WINTERSET NORTH STONE VILLAGE 1 URBAN RENEWAL

### North Stone Village Phase 1

Description:	commercial development
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

### Fareway Store

Description:	Fareway Store construction
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

### 8th Avenue Paving

Description:	paving 8th Avenue
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Clark Insurance

Description:	commercial development
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

### 4th Avenue Paving

Description:	paving 4th Avenue
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Cobblestone Inn

Description:	hotel development
Classification:	Commercial - hotels and conference centers
Physically Complete:	Yes
Payments Complete:	No

# Debts/Obligations For WINTERSET NORTH STONE VILLAGE 1 URBAN RENEWAL

## North Stone Village Dev. Agr.

Debt/Obligation Type:	Rebates
Principal:	69,668
Interest:	0
Total:	69,668
Annual Appropriation?:	Yes
Date Incurred:	05/21/2007
FY of Last Payment:	2028

## 2012 GO Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	199,497
Interest:	0
Total:	199,497
Annual Appropriation?:	No
Date Incurred:	03/29/2012
FY of Last Payment:	2023

## Scot Clark Dev. Agr.

Debt/Obligation Type:	Rebates
Principal:	40,768
Interest:	0
Total:	40,768
Annual Appropriation?:	Yes
Date Incurred:	11/04/2013
FY of Last Payment:	2021

## 4th Avenue Paving Dev.Agr.

Debt/Obligation Type:	Rebates
Principal:	170,000
Interest:	0
Total:	170,000
Annual Appropriation?:	Yes
Date Incurred:	08/29/2013
FY of Last Payment:	2025

## Winterset Hotel Group

Debt/Obligation Type:	Rebates
Principal:	572,306
Interest:	0
Total:	572,306
Annual Appropriation?:	Yes

Date Incurred:	10/08/2014
FY of Last Payment:	2027

## **Non-Rebates For WINTERSET NORTH STONE VILLAGE 1 URBAN RENEWAL**

TIF Expenditure Amount:	48,535
Tied To Debt:	2012 GO Bond
Tied To Project:	8th Avenue Paving



## Rebates For WINTERSET NORTH STONE VILLAGE 1 URBAN RENEWAL

### North Stone Village Phase 1

TIF Expenditure Amount:	69,668
Rebate Paid To:	Corkrean Properties LLC
Tied To Debt:	North Stone Village Dev. Agr.
Tied To Project:	North Stone Village Phase 1
Projected Final FY of Rebate:	2028

### Scot Clark

TIF Expenditure Amount:	6,067
Rebate Paid To:	Scot Clark
Tied To Debt:	Scot Clark Dev. Agr.
Tied To Project:	Clark Insurance
Projected Final FY of Rebate:	2021

### Winterset Hotel Group

TIF Expenditure Amount:	14,847
Rebate Paid To:	Winterset Hotel Group
Tied To Debt:	Winterset Hotel Group
Tied To Project:	Cobblelestone Inn
Projected Final FY of Rebate:	2024

### 4th Ave Paving

TIF Expenditure Amount:	21,547
Rebate Paid To:	Corkrean Properties LLC
Tied To Debt:	4th Avenue Paving Dev.Agr.
Tied To Project:	4th Avenue Paving
Projected Final FY of Rebate:	2028

# ▲ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

## TIF Taxing District Data Collection

Local Government Name:	WINTERSET (61G583)
Urban Renewal Area:	WINTERSET NORTH STONE VILLAGE 1 URBAN RENEWAL (61012)
TIF Taxing District Name:	WINTERSET CITY/WINTERSET SCH/ NORTH STONE VLG PLAT 1 TIF INCR
TIF Taxing District Inc. Number:	610127
TIF Taxing District Base Year:	2008
FY TIF Revenue First Received:	2011
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2028

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2007

### 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	0	860,900	0	0	0	860,900	0	860,900
Taxable	0	0	774,810	0	0	0	774,810	0	774,810
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	800	774,810	774,810	0	0

FY 2020 TIF Revenue Received: 26,718

## TIF Taxing District Data Collection

Local Government Name:	WINTERSET (61G583)
Urban Renewal Area:	WINTERSET NORTH STONE VILLAGE 1 URBAN RENEWAL (61012)
TIF Taxing District Name:	WINTERSET CITY/WINTERSET SCH/NORTH STONE 1 FAREWAY TIF INCR
TIF Taxing District Inc. Number:	610172
TIF Taxing District Base Year:	2011
FY TIF Revenue First Received:	2015
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2021

UR Designation	
Slum	No
Blighted	No
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	0	2,328,900	0	0	0	2,328,900	0	2,328,900
Taxable	0	0	2,096,010	0	0	0	2,096,010	0	2,096,010
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	160,200	2,096,010	2,096,010	0	0

FY 2020 TIF Revenue Received: 72,278

# ▲ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

## TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)  
 Urban Renewal Area: WINTERSET NORTH STONE VILLAGE 1 URBAN RENEWAL (61012)  
 TIF Taxing District Name: WINTERSET CITY/ WINTERSET SCH/ NORTH STONE 1 OTHER 1 TIF INCR  
 TIF Taxing District Inc. Number: 610205

TIF Taxing District Base Year:	2012	UR Designation	
FY TIF Revenue First Received:	2018	Slum	No
Subject to a Statutory end date?	No	Blighted	No
		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	0	2,056,300	0	0	0	2,056,300	0	2,056,300
Taxable	0	0	1,850,670	0	0	0	1,850,670	0	1,850,670
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	136,500	1,850,670	1,850,670	0	0

FY 2020 TIF Revenue Received: 61,199

## TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)  
 Urban Renewal Area: WINTERSET NORTH STONE VILLAGE 1 URBAN RENEWAL (61012)  
 TIF Taxing District Name: WINTERSET CITY/ WINTERSET SCH/ NORTH STONE 1 OTHER 2 TIF INCR  
 TIF Taxing District Inc. Number: 610218

TIF Taxing District Base Year:	2017	UR Designation	
FY TIF Revenue First Received:	2020	Slum	No
Subject to a Statutory end date?	No	Blighted	No
		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	0	548,200	0	0	0	548,200	0	548,200
Taxable	0	0	493,380	0	0	0	493,380	0	493,380
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	700	493,380	493,380	0	0

FY 2020 TIF Revenue Received: 16,805

## Urban Renewal Area Data Collection

Local Government Name: WINTERSET (61G583)  
 Urban Renewal Area: WINTERSET NELSON ACRES URBAN RENEWAL  
 UR Area Number: 61014  
 UR Area Creation Date: 02/2011

UR Area Purpose: To promote and stimulate new LMI residential housing development. Housing units completed in connection with this project will be purchased exclusively by families of low & moderate income.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WINTERSET CITY/WINTERSET SCH/ NELSON ACRES P4 TIF INCR	610155	610156	104,729
WINTERSET CORP WINTERSET SCH NELSON ACRES PLAT4 -INCR	610161	610162	101,712
WINTERSET CITY/WINTERSET SCH/WFD/NELSON ACRES P4 LOT 8 TIF INCR	610175	610176	117,049
WINTERSET CITY/WINTERSET SCH/WFD/NELSON ACRES P4 LOT 7 TIF INCR	610183	610184	124,024
WINTERSET CITY/ WINTERSET SCH/ NELSON ACRES P4 LOT 11 TIF INCR	610188	610192	115,942

## 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	993,200	0	0	0	-1,852	991,348	0	991,348
Taxable	0	565,308	0	0	0	-1,852	563,456	0	563,456
Homestead Credits									2

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

TIF Revenue: 19,340  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 19,340**

Rebate Expenditures: 19,340  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures: 19,340**

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

## Projects For WINTERSET NELSON ACRES URBAN RENEWAL

### Nelson Acres Development

Description:	Nelson Acres LMI Housing Development
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For WINTERSET NELSON ACRES URBAN RENEWAL

### Nelson Acres Development Agr.

Debt/Obligation Type:	Rebates
Principal:	110,516
Interest:	0
Total:	110,516
Annual Appropriation?:	Yes
Date Incurred:	03/21/2011
FY of Last Payment:	2027

## Rebates For WINTERSET NELSON ACRES URBAN RENEWAL

### Nelson Acres Development Agr.

TIF Expenditure Amount:	19,340
Rebate Paid To:	Winterset Comm School District
Tied To Debt:	Nelson Acres Development Agr.
Tied To Project:	Nelson Acres Development
Projected Final FY of Rebate:	2027

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



### TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)  
 Urban Renewal Area: WINTERSET NELSON ACRES URBAN RENEWAL (61014)  
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH/ NELSON ACRES P4 TIF INCR  
 TIF Taxing District Inc. Number: 610156  
 TIF Taxing District Base Year: 2010  
 FY TIF Revenue First Received: 2013  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2027

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2011

#### 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	184,000	0	0	0	0	184,000	0	184,000
Taxable	0	104,729	0	0	0	0	104,729	0	104,729
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	800	104,729	104,729	0	0

FY 2020 TIF Revenue Received: 3,611

### TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)  
 Urban Renewal Area: WINTERSET NELSON ACRES URBAN RENEWAL (61014)  
 TIF Taxing District Name: WINTERSET CORP WINTERSET SCH NELSON ACRES PLAT4 -INCR  
 TIF Taxing District Inc. Number: 610162  
 TIF Taxing District Base Year: 2011  
 FY TIF Revenue First Received: 2014  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2027

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2011

#### 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	178,700	0	0	0	0	178,700	0	178,700
Taxable	0	101,712	0	0	0	0	101,712	0	101,712
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	800	101,712	101,712	0	0

FY 2020 TIF Revenue Received: 3,507

### TIF Taxing District Data Collection

Local Government Name:	WINTERSET (61G583)
Urban Renewal Area:	WINTERSET NELSON ACRES URBAN RENEWAL (61014)
TIF Taxing District Name:	WINTERSET CITY/WINTERSET SCH/WFD/NELSON ACRES P4 LOT 8 TIF INCR
TIF Taxing District Inc. Number:	610176
TIF Taxing District Base Year:	2013
FY TIF Revenue First Received:	2016
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2027

UR Designation	
Slum	No
Blighted	No
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	208,900	0	0	0	-1,852	207,048	0	207,048
Taxable	0	118,901	0	0	0	-1,852	117,049	0	117,049
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	800	117,049	117,049	0	0

FY 2020 TIF Revenue Received: 4,036

### TIF Taxing District Data Collection

Local Government Name:	WINTERSET (61G583)
Urban Renewal Area:	WINTERSET NELSON ACRES URBAN RENEWAL (61014)
TIF Taxing District Name:	WINTERSET CITY/WINTERSET SCH/WFD/NELSON ACRES P4 LOT 7 TIF INCR
TIF Taxing District Inc. Number:	610184
TIF Taxing District Base Year:	2014
FY TIF Revenue First Received:	2017
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2027

UR Designation	
Slum	No
Blighted	No
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	217,900	0	0	0	0	217,900	0	217,900
Taxable	0	124,024	0	0	0	0	124,024	0	124,024
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	800	124,024	124,024	0	0

FY 2020 TIF Revenue Received: 4,188

## TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)  
 Urban Renewal Area: WINTERSET NELSON ACRES URBAN RENEWAL (61014)  
 TIF Taxing District Name: WINTERSET CITY/ WINTERSET SCH/ NELSON ACRES P4 LOT 11 TIF INCR  
 TIF Taxing District Inc. Number: 610192

TIF Taxing District Base Year:	2015	<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 - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	203,700	0	0	0	0	203,700	0	203,700
Taxable	0	115,942	0	0	0	0	115,942	0	115,942
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	0	115,942	115,942	0	0

FY 2020 TIF Revenue Received: 3,998

◆ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

## Urban Renewal Area Data Collection

Local Government Name: WINTERSET (61G583)  
 Urban Renewal Area: WINTERSET GLENWOOD HOUSING URBAN RENEWAL  
 UR Area Number: 61015  
 UR Area Creation Date: 07/2017

UR Area Purpose: To stimulate private investment in new residential housing. To finance the costs of streets, water, sanitary & storm sewers, or other public facilities in support o

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WINTERSET CITY/ WINTERSET SCH/ GLENWOOD TIF INCR	610202	610203	3,276,188
WINTERSET CITY/ WINTERSET SCH/ GLENWOOD P1 LOT 8 TIF INCR	610215	610216	115,829

## 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	5,959,500	0	0	0	0	5,959,500	0	5,959,500
Taxable	0	3,392,017	0	0	0	0	3,392,017	0	3,392,017
Homestead Credits									1

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

TIF Revenue: 113,434  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 113,434**

Rebate Expenditures: 70,488  
 Non-Rebate Expenditures: 42,946  
 Returned to County Treasurer: 0  
**Total Expenditures: 113,434**

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

## Projects For WINTERSET GLENWOOD HOUSING URBAN RENEWAL

### Glenwood Housing URA

Description:	Housing Rebate
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For WINTERSET GLENWOOD HOUSING URBAN RENEWAL

### Glenwood URA

Debt/Obligation Type:	Rebates
Principal:	782,240
Interest:	0
Total:	782,240
Annual Appropriation?:	Yes
Date Incurred:	07/15/2015
FY of Last Payment:	2025

### LMI REQUIREMENT

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	476,595
Interest:	0
Total:	476,595
Annual Appropriation?:	No
Date Incurred:	07/15/2015
FY of Last Payment:	2025

## **Non-Rebates For WINTERSET GLENWOOD HOUSING URBAN RENEWAL**

TIF Expenditure Amount:	42,946
Tied To Debt:	LMI REQUIREMENT
Tied To Project:	Glenwood Housing URA

## Rebates For WINTERSET GLENWOOD HOUSING URBAN RENEWAL

### Glenwood URA

TIF Expenditure Amount:	70,488
Rebate Paid To:	Glenwood Development
Tied To Debt:	Glenwood URA
Tied To Project:	Glenwood Housing URA
Projected Final FY of Rebate:	2025



## Income Housing For WINTERSET GLENWOOD HOUSING URBAN RENEWAL

Amount of FY 2020 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
<hr/>	
Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	0
Grants, credits or other direct assistance to low and moderate income families:	0
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	41,284
Other low and moderate income housing assistance:	0

### TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)  
 Urban Renewal Area: WINTERSET GLENWOOD HOUSING URBAN RENEWAL (61015)  
 TIF Taxing District Name: WINTERSET CITY/ WINTERSET SCH/ GLENWOOD TIF INCR  
 TIF Taxing District Inc. Number: 610203

TIF Taxing District Base Year:	2016	UR Designation	
FY TIF Revenue First Received:	2019	Slum	No
Subject to a Statutory end date?	No	Blighted	No
		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	5,756,000	0	0	0	0	5,756,000	0	5,756,000
Taxable	0	3,276,188	0	0	0	0	3,276,188	0	3,276,188
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	897,000	3,276,188	3,276,188	0	0

FY 2020 TIF Revenue Received: 109,489

### TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)  
 Urban Renewal Area: WINTERSET GLENWOOD HOUSING URBAN RENEWAL (61015)  
 TIF Taxing District Name: WINTERSET CITY/ WINTERSET SCH/ GLENWOOD P1 LOT 8 TIF INCR  
 TIF Taxing District Inc. Number: 610216

TIF Taxing District Base Year:	2017	UR Designation	
FY TIF Revenue First Received:	2020	Slum	No
Subject to a Statutory end date?	No	Blighted	No
		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	203,500	0	0	0	0	203,500	0	203,500
Taxable	0	115,829	0	0	0	0	115,829	0	115,829
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	2,800	115,829	115,829	0	0

FY 2020 TIF Revenue Received: 3,945

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## Urban Renewal Area Data Collection

Local Government Name: WINTERSET (61G583)  
 Urban Renewal Area: WINTERSET CASPER COMMERCIAL URBAN RENEWAL  
 UR Area Number: 61016  
 UR Area Creation Date: 08/2017

UR Area Purpose: To stimulate private investment in new commercial and residential development, to help finance the cost of public improvements, to provide assistance for LMI housing on a City-wide basis, and to increase the number of affordable housing units.

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WINTERSET CITY/ WINTERSET SCH/ CASPER 1ST LOT 1 TIF INCR	610213	610214	751,860

## 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	0	835,400	0	0	0	835,400	0	835,400
Taxable	0	0	751,860	0	0	0	751,860	0	751,860
Homestead Credits									0

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

TIF Revenue: 23,000  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 23,000**

Rebate Expenditures: 22,460  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures: 22,460**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:** **540** **0** **Amount of 06-30-2020 Cash Balance Restricted for LMI**

## Projects For WINTERSET CASPER COMMERCIAL URBAN RENEWAL

### Casper Commercial

Description:	Casper Plat Commercial Lots
Classification:	Commercial - office properties
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For WINTERSET CASPER COMMERCIAL URBAN RENEWAL

### Casper Commerical Development

Debt/Obligation Type:	Rebates
Principal:	500,000
Interest:	0
Total:	500,000
Annual Appropriation?:	Yes
Date Incurred:	08/21/2017
FY of Last Payment:	2027

## Rebates For WINTERSET CASPER COMMERCIAL URBAN RENEWAL

### Casper Commercial

TIF Expenditure Amount:	22,460
Rebate Paid To:	Casper Family
Tied To Debt:	Casper Commerical Development
Tied To Project:	Casper Commercial
Projected Final FY of Rebate:	2028

# ▲ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

## TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)  
 Urban Renewal Area: WINTERSET CASPER COMMERCIAL URBAN RENEWAL (61016)  
 TIF Taxing District Name: WINTERSET CITY/ WINTERSET SCH/ CASPER 1ST LOT 1 TIF INCR  
 TIF Taxing District Inc. Number: 610214

TIF Taxing District Base Year: 2017

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 - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	835,400	0	0	0	835,400	0	835,400
Taxable	0	0	751,860	0	0	0	751,860	0	751,860
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	3,200	751,860	751,860	0	0

FY 2020 TIF Revenue Received: 23,000

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## Urban Renewal Area Data Collection

Local Government Name: WINTERSET (61G583)  
 Urban Renewal Area: WINTERSET STOVER ADDITION URBAN RENEWAL  
 UR Area Number: 61017  
 UR Area Creation Date: 02/2018

UR Area Purpose: To stimulate private investment in new commercial and residential development, to help finance the cost of public improvements, to provide assistance for LMI housing on a City-wide basis, and to increase the number of affordable housing units.

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WINTERSET CITY/ WINTERSET SCH/ STOVER ADDN LOT 9 TIF INCR	610229	610230	157,492

## 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	276,700	0	0	0	0	276,700	0	276,700
Taxable	0	157,492	0	0	0	0	157,492	0	157,492
Homestead Credits									0

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

TIF Revenue: 5,431  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 5,431**

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

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:** 5,431 0 **Amount of 06-30-2020 Cash Balance Restricted for LMI**



## Projects For WINTERSET STOVER ADDITION URBAN RENEWAL

### Stover Plat 1

Description:	Stover Plat 1 residential dev
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

### LMI Stover Plat 1

Description:	LMI
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For WINTERSET STOVER ADDITION URBAN RENEWAL

### Stover Plat 1

Debt/Obligation Type:	Rebates
Principal:	300,000
Interest:	0
Total:	300,000
Annual Appropriation?:	Yes
Date Incurred:	02/19/2018
FY of Last Payment:	2030

### LMI Requirement Stover Plat 1

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	182,780
Interest:	0
Total:	182,780
Annual Appropriation?:	No
Date Incurred:	02/19/2018
FY of Last Payment:	2030

## TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)  
 Urban Renewal Area: WINTERSET STOVER ADDITION URBAN RENEWAL (61017)  
 TIF Taxing District Name: WINTERSET CITY/ WINTERSET SCH/ STOVER ADDN LOT 9 TIF INCR  
 TIF Taxing District Inc. Number: 610230

TIF Taxing District Base Year: 2017  
 FY TIF Revenue First Received: 2020  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
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	276,700	0	0	0	0	276,700	0	276,700
Taxable	0	157,492	0	0	0	0	157,492	0	157,492
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	6,200	157,492	157,492	0	0

FY 2020 TIF Revenue Received: 5,431

## Urban Renewal Area Data Collection

Local Government Name: WINTERSET (61G583)  
 Urban Renewal Area: WINTERSET NORTH STONE 2 URBAN RENEWAL  
 UR Area Number: 61018  
 UR Area Creation Date: 07/2016

UR Area Purpose: To stimulate private investment in new residential apart housing. To finance the costs of streets, water, sanitary & storm sewers, or other public facilities in support of new housing development. To provide assistance for LMI housing on a City-wide basis.

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WINTERSET CITY/ WINTERSET SCH/ NORTH STONE #2 LOT 1 TIF INCR	610232	610233	468,750

## 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	0	0	0	0	0	625,000	0	625,000
Taxable	0	0	0	0	0	0	468,750	0	468,750
Homestead Credits									0

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

TIF Revenue: 8,102  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 8,102**

Rebate Expenditures: 11,000  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures: 11,000**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:** -2,898 0 **Amount of 06-30-2020 Cash Balance Restricted for LMI**

## Projects For WINTERSET NORTH STONE 2 URBAN RENEWAL

### North Stone Apartments

Description:	North Stone Apartments construction
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For WINTERSET NORTH STONE 2 URBAN RENEWAL

### North Stone Apartments

Debt/Obligation Type:	Rebates
Principal:	110,000
Interest:	0
Total:	110,000
Annual Appropriation?:	Yes
Date Incurred:	06/20/2016
FY of Last Payment:	2026

## Rebates For WINTERSET NORTH STONE 2 URBAN RENEWAL

### North Stone #2

TIF Expenditure Amount:	11,000
Rebate Paid To:	Corkrean
Tied To Debt:	North Stone Apartments
Tied To Project:	North Stone Apartments
Projected Final FY of Rebate:	2028

## TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)  
 Urban Renewal Area: WINTERSET NORTH STONE 2 URBAN RENEWAL (61018)  
 TIF Taxing District Name: WINTERSET CITY/ WINTERSET SCH/ NORTH STONE #2 LOT 1 TIF INCR  
 TIF Taxing District Inc. Number: 610233

TIF Taxing District Base Year: 2017

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 - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	625,000	0	625,000
Taxable	0	0	0	0	0	0	468,750	0	468,750
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	43,600	468,750	468,750	0	0

FY 2020 TIF Revenue Received: 8,102



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## Urban Renewal Area Data Collection

Local Government Name: WINTERSET (61G583)  
 Urban Renewal Area: WINTERSET NORTH STONE 3 URBAN RENEWAL  
 UR Area Number: 61019  
 UR Area Creation Date: 02/2018

UR Area Purpose: To stimulate private investment in new residential housing. To finance the costs of streets, water, sanitary & storm sewers, or other public facilities in support of new housing development. To provide assistance for LMI housing on a City-wide basis.

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WINTERSET CITY/ WINTERSET SCH/ NORTH STONE #3 LOTS 2A-B TIF INCR	610235	610236	233,136

## 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	409,600	0	0	0	0	409,600	0	409,600
Taxable	0	233,136	0	0	0	0	233,136	0	233,136
Homestead Credits									1

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

TIF Revenue: 6,167  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 6,167**

Rebate Expenditures: 15,038  
 Non-Rebate Expenditures: 9,162  
 Returned to County Treasurer: 0  
**Total Expenditures: 24,200**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:** -18,033 0 **Amount of 06-30-2020 Cash Balance Restricted for LMI**

## Projects For WINTERSET NORTH STONE 3 URBAN RENEWAL

### North Stone #3

Description:	North Stone #3 residential housing
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

### North Stone LMI

Description:	LMI for North Stone #3
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For WINTERSET NORTH STONE 3 URBAN RENEWAL

### North Stone #3

Debt/Obligation Type:	Rebates
Principal:	415,000
Interest:	0
Total:	415,000
Annual Appropriation?:	Yes
Date Incurred:	02/19/2018
FY of Last Payment:	2030

### LMI North Stone #3

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	252,847
Interest:	0
Total:	252,847
Annual Appropriation?:	No
Date Incurred:	02/19/2018
FY of Last Payment:	2030

## Non-Rebates For WINTERSET NORTH STONE 3 URBAN RENEWAL

TIF Expenditure Amount:	9,162
Tied To Debt:	LMI North Stone #3
Tied To Project:	North Stone LMI

## Rebates For WINTERSET NORTH STONE 3 URBAN RENEWAL

### North Stone #3

TIF Expenditure Amount:	15,038
Rebate Paid To:	Corkrean
Tied To Debt:	North Stone #3
Tied To Project:	North Stone #3
Projected Final FY of Rebate:	2028

## Income Housing For WINTERSET NORTH STONE 3 URBAN RENEWAL

Amount of FY 2020 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
<hr/>	
Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	0
Grants, credits or other direct assistance to low and moderate income families:	0
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	0
Other low and moderate income housing assistance:	0

# ▲ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

## TIF Taxing District Data Collection

Local Government Name:	WINTERSET (61G583)
Urban Renewal Area:	WINTERSET NORTH STONE 3 URBAN RENEWAL (61019)
TIF Taxing District Name:	WINTERSET CITY/ WINTERSET SCH/ NORTH STONE #3 LOTS 2A-B TIF INCR
TIF Taxing District Inc. Number:	610236
TIF Taxing District Base Year:	2017
FY TIF Revenue First Received:	2020
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
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	409,600	0	0	0	0	409,600	0	409,600
Taxable	0	233,136	0	0	0	0	233,136	0	233,136
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	1,000	233,136	233,136	0	0

FY 2020 TIF Revenue Received: 6,167