

# Annual Urban Renewal Report, Fiscal Year 2021 - 2022

## Levy Authority Summary

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

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

**TIF Debt Outstanding: 4,848,158**

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2021: 308,119 0 Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue:	703,221
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>703,221</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	873,262
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>873,262</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2022: 138,078 0 Amount of 06-30-2022 Cash Balance Restricted for LMI**

**Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 3,836,818**

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## Urban Renewal Area Data Collection

Local Government Name: ARNOLDS PARK (30G272)  
 Urban Renewal Area: ARNOLDS PARK URBAN RENEWAL  
 UR Area Number: 30001

UR Area Creation Date: 04/1990

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

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
ARNOLDS PARK CITY/OKOBOJI SCH/URBAN RENEWAL INCREM	300067	300068	31,834,207

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	31,191,000	36,338,339	0	0	-7,408	68,342,380	0	68,342,380
Taxable	0	17,594,647	32,704,505	0	0	-7,408	50,845,550	0	50,845,550
Homestead Credits									20

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:** 41,275 0 **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 520,565  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 520,565**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 487,462  
 Returned to County Treasurer: 0  
**Total Expenditures: 487,462**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:** 74,378 0 **Amount of 06-30-2022 Cash Balance Restricted for LMI**

## Projects For ARNOLDS PARK URBAN RENEWAL

### Zephyr Drive Storm Sewer and Parking

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

### Water Loop - West Broadway

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

### Sewer / Stormsewer - Hwy 71

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

### Hwy 71 - Landscape & Ltg.

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

### West Broadway St Reconstruction

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

### Broadway Trails and Lighting

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

### Parking - Legion/Hwy 71

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

### Cemetary and War Memorial

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

Lake Street Lighting

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

Hwy 71 Welcome Signs

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

City Park Redevelopment

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

Lake Shore Drive

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

Bond Fees/Misc Charges

Description:	Bond Fees/Misc Charges
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

# Debts/Obligations For ARNOLDS PARK URBAN RENEWAL

## 2012 GO Bonds (Portion)

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	03/29/2012
FY of Last Payment:	2024

## 2016A GO Bonds (Portion)

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	04/06/2014
FY of Last Payment:	2022

## 2016B GO Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	04/06/2014
FY of Last Payment:	2029

## 2019 GO Refunding Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	380,000
Interest:	34,200
Total:	414,200
Annual Appropriation?:	Yes
Date Incurred:	09/26/2019
FY of Last Payment:	2027

## 2021 GO Refunding Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	3,110,000
Interest:	331,774
Total:	3,441,774
Annual Appropriation?:	Yes
Date Incurred:	05/19/2021
FY of Last Payment:	2029

## Bond Fees/Misc Charges

Debt/Obligation Type:	Other Debt
Principal:	34
Interest:	0

Total:	34
Annual Appropriation?:	No
Date Incurred:	07/01/2021
FY of Last Payment:	2022

## Non-Rebates For ARNOLDS PARK URBAN RENEWAL

TIF Expenditure Amount:	38,046
Tied To Debt:	2021 GO Refunding Bonds
Tied To Project:	West Broadway St Reconstruction

TIF Expenditure Amount:	17,846
Tied To Debt:	2021 GO Refunding Bonds
Tied To Project:	Broadway Trails and Lighting

TIF Expenditure Amount:	23,227
Tied To Debt:	2021 GO Refunding Bonds
Tied To Project:	Cemetary and War Memorial

TIF Expenditure Amount:	19,715
Tied To Debt:	2021 GO Refunding Bonds
Tied To Project:	City Park Redevelopment

TIF Expenditure Amount:	4,812
Tied To Debt:	2021 GO Refunding Bonds
Tied To Project:	Lake Shore Drive

TIF Expenditure Amount:	1,536
Tied To Debt:	2021 GO Refunding Bonds
Tied To Project:	Lake Street Lighting

TIF Expenditure Amount:	822
Tied To Debt:	2021 GO Refunding Bonds
Tied To Project:	Hwy 71 Welcome Signs

TIF Expenditure Amount:	2,687
Tied To Debt:	2021 GO Refunding Bonds
Tied To Project:	Zephyr Drive Storm Sewer and Parking

TIF Expenditure Amount:	1,632
Tied To Debt:	2021 GO Refunding Bonds
Tied To Project:	Water Loop - West Broadway

TIF Expenditure Amount:	2,711
Tied To Debt:	2021 GO Refunding Bonds
Tied To Project:	Parking - Legion/Hwy 71

TIF Expenditure Amount:	109,296
Tied To Debt:	2021 GO Refunding Bonds
Tied To Project:	Hwy 71 - Landscape & Ltg.

TIF Expenditure Amount:	178,698
Tied To Debt:	2021 GO Refunding Bonds
Tied To Project:	Sewer / Stormsewer - Hwy 71

TIF Expenditure Amount:	86,400
Tied To Debt:	2019 GO Refunding Bonds
Tied To Project:	City Park Redevelopment

TIF Expenditure Amount:	34
Tied To Debt:	Bond Fees/Misc Charges
Tied To Project:	Bond Fees/Misc Charges

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2012, 2016A, and 2016B GO Urban Renewal Bonds were refinanced and are now a part of the 2021 GO Refunding Bonds.

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2022



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## TIF Taxing District Data Collection

Local Government Name:	ARNOLDS PARK (30G272)
Urban Renewal Area:	ARNOLDS PARK URBAN RENEWAL (30001)
TIF Taxing District Name:	ARNOLDS PARK CITY/OKOBOJI SCH/URBAN RENEWAL INCREM
TIF Taxing District Inc. Number:	300068
TIF Taxing District Base Year:	1989
FY TIF Revenue First Received:	1990
Subject to a Statutory end date?	No

	UR Designation
Slum	No
Blighted	No
Economic Development	05/1990

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	31,191,000	36,338,339	0	0	-7,408	68,342,380	0	68,342,380
Taxable	0	17,594,647	32,704,505	0	0	-7,408	50,845,550	0	50,845,550
Homestead Credits									20

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	15,725,400	50,845,550	31,834,207	19,011,343	311,130

FY 2022 TIF Revenue Received: 520,565

## Urban Renewal Area Data Collection

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

UR Area Creation Date: 12/1994

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

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
ARNOLDS PARK CITY/OKOBOJI SCH/URBAN RENEWAL # 2 INCREM	300065	300066	1,230,718

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	153,139,900	3,819,600	0	0	-72,228	159,958,272	0	159,958,272
Taxable	0	86,385,275	3,437,640	0	0	-72,228	91,823,614	0	91,823,614
Homestead Credits									180

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:** 247,821 0 **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 22,526  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 22,526**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 234,800  
 Returned to County Treasurer: 0  
**Total Expenditures: 234,800**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:** 35,547 0 **Amount of 06-30-2022 Cash Balance Restricted for LMI**

## Projects For ARNOLDS PARK #2 URBAN RENEWAL

### Rohr St. to 240th Ave.

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

### East Broadway

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

### Forest Park Road

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

### 240th Ave.

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

### Dam Road - Helms Dr.

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

### Blight Remediation

Description:	Blight Remediation
Classification:	Acquisition of property
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For ARNOLDS PARK #2 URBAN RENEWAL

### 2016A GO Bond (Portion)

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	165,000
Interest:	0
Total:	165,000
Annual Appropriation?:	Yes
Date Incurred:	04/06/2016
FY of Last Payment:	2022

### Blight Remediation - Hinshaw

Debt/Obligation Type:	Internal Loans
Principal:	69,800
Interest:	0
Total:	69,800
Annual Appropriation?:	No
Date Incurred:	10/29/2018
FY of Last Payment:	2022

**Non-Rebates For ARNOLDS PARK #2 URBAN RENEWAL**

TIF Expenditure Amount:	117,648
Tied To Debt:	2016A GO Bond (Portion)
Tied To Project:	Dam Road - Helms Dr.

TIF Expenditure Amount:	7,288
Tied To Debt:	2016A GO Bond (Portion)
Tied To Project:	East Broadway

TIF Expenditure Amount:	1,825
Tied To Debt:	2016A GO Bond (Portion)
Tied To Project:	Forest Park Road

TIF Expenditure Amount:	38,239
Tied To Debt:	2016A GO Bond (Portion)
Tied To Project:	240th Ave.

TIF Expenditure Amount:	69,800
Tied To Debt:	Blight Remediation - Hinshaw
Tied To Project:	Blight Remediation

## TIF Taxing District Data Collection

Local Government Name:	ARNOLDS PARK (30G272)
Urban Renewal Area:	ARNOLDS PARK #2 URBAN RENEWAL (30002)
TIF Taxing District Name:	ARNOLDS PARK CITY/OKOBOJI SCH/URBAN RENEWAL # 2 INCREM
TIF Taxing District Inc. Number:	300066
TIF Taxing District Base Year:	1993
FY TIF Revenue First Received:	1995
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	12/1994
Economic Development	No

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	153,139,900	3,819,600	0	0	-72,228	159,958,272	0	159,958,272
Taxable	0	86,385,275	3,437,640	0	0	-72,228	91,823,614	0	91,823,614
Homestead Credits									180

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	19,691,600	91,823,614	1,230,718	90,592,896	1,482,599

FY 2022 TIF Revenue Received: 22,526

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## Urban Renewal Area Data Collection

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

UR Area Creation Date: 11/2006

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

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
ARNOLDS PARK CITY/OKOBOJI SCH/UR TIF BRIDGES BAY INCRE	300141	300142	9,755,655

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	15,077,400	17,354,000	0	0	0	32,431,400	0	32,431,400
Taxable	0	8,505,083	15,618,600	0	0	0	24,123,683	0	24,123,683
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:** 19,023 0 **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 160,130  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 160,130**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 151,000  
 Returned to County Treasurer: 0  
**Total Expenditures: 151,000**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:** 28,153 0 **Amount of 06-30-2022 Cash Balance Restricted for LMI**

## Projects For ARNOLDS PARK BRIDGES BAY URBAN RENEWAL

### Linden Drive Water and Sewer

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

### Hinshaw Bridge

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

### Linden Drive Trails and Lighting

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

### Linden Dr. intersection Hwy 71

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

### Linden Dr. Street Projects

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

### Bond fee/charges

Description:	Bond fee/charges
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No



# Debts/Obligations For ARNOLDS PARK BRIDGES BAY URBAN RENEWAL

## 2014B Go Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	690,000
Interest:	67,050
Total:	757,050
Annual Appropriation?:	No
Date Incurred:	06/02/2014
FY of Last Payment:	2027

## 2019 GO Refunding Bonds

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

## Bond fee/charges

Debt/Obligation Type:	Other Debt
Principal:	300
Interest:	0
Total:	300
Annual Appropriation?:	No
Date Incurred:	05/15/2021
FY of Last Payment:	2021

## Non-Rebates For **ARNOLDS PARK BRIDGES BAY URBAN RENEWAL**

TIF Expenditure Amount:	150,700
Tied To Debt:	2019 GO Refunding Bonds
Tied To Project:	Linden Dr. Street Projects

TIF Expenditure Amount:	300
Tied To Debt:	Bond fee/charges
Tied To Project:	Bond fee/charges

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2014B GO Urban Renewal Bonds were refinanced and are now a part of the 2019 GO Obligation Refunding Bonds.

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2022

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## TIF Taxing District Data Collection

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

	UR Designation
Slum	No
Blighted	No
Economic Development	11/2006

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	15,077,400	17,354,000	0	0	0	32,431,400	0	32,431,400
Taxable	0	8,505,083	15,618,600	0	0	0	24,123,683	0	24,123,683
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	862,900	24,123,683	9,755,655	14,368,028	235,140

FY 2022 TIF Revenue Received: 160,130