

Annual Urban Renewal Report, Fiscal Year 2021 - 2022

Levy Authority Summary

Local Government Name: MILFORD
Local Government Number: 30G274

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
MILFORD SOUTH INDUSTRIAL PARK URBAN RENEWAL	30005	10
MILFORD COUNTRY MEADOWS URBAN RENEWAL	30019	1
MILFORD PONDS AT HUNTER HILLS URBAN RENEWAL	30020	1
MILFORD MAYER SUBDIV URBAN RENEWAL	30021	1
MILFORD NATURES TRAILS URBAN RENEWAL	30029	1
MILFORD HUNTER HILLS URBAN RENEWAL	30031	1
MILFORD 2009 ADDITION URBAN RENEWAL	30032	3
MILFORD NATURE TRAILS 2 URBAN RENEWAL	30034	1

TIF Debt Outstanding: 2,949,763

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:		Amount of 07-01-2021 Cash Balance Restricted for LMI	
	388,755	0	
TIF Revenue:	826,647		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	826,647		
Rebate Expenditures:	298,747		
Non-Rebate Expenditures:	614,754		
Returned to County Treasurer:	0		
Total Expenditures:	913,501		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:	301,901	0	Amount of 06-30-2022 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance: 1,734,361**

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Urban Renewal Area Data Collection

Local Government Name: MILFORD (30G274)
 Urban Renewal Area: MILFORD SOUTH INDUSTRIAL PARK URBAN RENEWAL
 UR Area Number: 30005

UR Area Creation Date: 06/1989

UR Area Purpose: This 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 the persons of Milford and surrounding areas.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MILFORD CITY AG/OKOBOJI SCH/SOUTH INDUSTRIAL PARK INCREM	300073	300074	0
MILFORD CITY/OKOBOJI SCH/UR SOUTH INDUSTRIAL PARK #2 INCREM	300083	300084	13,889,408
MILFORD CITY/OKOBOJI SCH/UR TIF SOUTH INDUSTRIAL PARK INCRE	300147	300148	0
MILFORD CITY/OKOBOJI SCH/UR SOUTH INDUSTRIAL PARK #1 INCRE	300149	300150	0
MILFORD CITY/OKOBOJI SCH/UR SOUTH INDUSTRIAL PARK #3 INCRE	300151	300152	0
MILFORD CITY/OKOBOJI SCH/UR SOUTH INDUSTRIAL PARK #4 INCRE	300153	300154	0
MILFORD CITY/OKOBOJI SCH/UR SAFARI CHILD CARE CENTER INCRE	300160	300161	0
MILFORD CITY/OKOBOJI SCH/MCRPH TIF INCREM	300162	300163	98,300
MILFORD CITY/OKOBOJI SCH/UR TIF BOULDERS INCREM	300170	300171	1,553,940
MILFORD CITY/OKOBOJI SCH/UR TIF SAFCO INCREM	300172	300173	1,837,378

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	14,633,500	20,179,671	5,424,400	0	-22,224	40,944,047	0	40,944,047
Taxable	0	8,254,662	18,161,703	4,881,960	0	-22,224	31,767,976	0	31,767,976
Homestead Credits									76

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021: **427,883** **0** **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 401,796
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 401,796

Rebate Expenditures: 81,094
 Non-Rebate Expenditures: 446,684
 Returned to County Treasurer: 0
Total Expenditures: 527,778

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022: **301,901** **0** **Amount of 06-30-2022 Cash Balance Restricted for LMI**

Projects For MILFORD SOUTH INDUSTRIAL PARK URBAN RENEWAL

Boulders Inn & Suites

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

Creative Photography Studio

Description:	Photography Studio
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

Safco

Description:	Manufacturing Expansion
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

H Ave Project

Description:	H Ave Street Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For MILFORD SOUTH INDUSTRIAL PARK URBAN RENEWAL

Creative Photography

Debt/Obligation Type:	Rebates
Principal:	42,930
Interest:	0
Total:	42,930
Annual Appropriation?:	Yes
Date Incurred:	04/11/2011
FY of Last Payment:	2022

Boulders Inn & Suites

Debt/Obligation Type:	Rebates
Principal:	184,334
Interest:	0
Total:	184,334
Annual Appropriation?:	Yes
Date Incurred:	10/10/2011
FY of Last Payment:	2023

Safco

Debt/Obligation Type:	Rebates
Principal:	412,217
Interest:	0
Total:	412,217
Annual Appropriation?:	Yes
Date Incurred:	03/12/2018
FY of Last Payment:	2029

Internal TIF Loan

Debt/Obligation Type:	Internal Loans
Principal:	423,000
Interest:	23,684
Total:	446,684
Annual Appropriation?:	No
Date Incurred:	12/01/2019
FY of Last Payment:	2022

Non-Rebates For MILFORD SOUTH INDUSTRIAL PARK URBAN RENEWAL

TIF Expenditure Amount:	446,684
Tied To Debt:	Internal TIF Loan
Tied To Project:	H Ave Project

Rebates For MILFORD SOUTH INDUSTRIAL PARK URBAN RENEWAL

610 Okoboji Ave

TIF Expenditure Amount:	2,270
Rebate Paid To:	Creative Photography
Tied To Debt:	Creative Photography
Tied To Project:	Creative Photography Studio
Projected Final FY of Rebate:	2022

Highway 71 North

TIF Expenditure Amount:	36,383
Rebate Paid To:	Boulders Inn & Suites
Tied To Debt:	Boulders Inn & Suites
Tied To Project:	Boulders Inn & Suites
Projected Final FY of Rebate:	2023

Highway 71 South

TIF Expenditure Amount:	42,441
Rebate Paid To:	Safco
Tied To Debt:	Safco
Tied To Project:	Safco
Projected Final FY of Rebate:	2023

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TIF Taxing District Data Collection

Local Government Name: MILFORD (30G274)
 Urban Renewal Area: MILFORD SOUTH INDUSTRIAL PARK URBAN RENEWAL (30005)
 TIF Taxing District Name: MILFORD CITY AG/OKOBOJI SCH/SOUTH INDUSTRIAL PARK INCREM
 TIF Taxing District Inc. Number: 300074
 TIF Taxing District Base Year: 1995
 FY TIF Revenue First Received: 1999
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2019

	UR Designation
Slum	No
Blighted	No
Economic Development	09/1997

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	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	127,900	0	0	0	0

FY 2022 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: MILFORD (30G274)
 Urban Renewal Area: MILFORD SOUTH INDUSTRIAL PARK URBAN RENEWAL (30005)
 TIF Taxing District Name: MILFORD CITY/OKOBOJI SCH/UR SOUTH INDUSTRIAL PARK #2 INCREM
 TIF Taxing District Inc. Number: 300084
 TIF Taxing District Base Year: 1988
 FY TIF Revenue First Received: 1998
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2018

	UR Designation
Slum	No
Blighted	No
Economic Development	06/1996

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	14,633,500	18,311,071	2,341,700	0	-22,224	35,992,747	0	35,992,747
Taxable	0	8,254,662	16,479,963	2,107,530	0	-22,224	27,311,806	0	27,311,806
Homestead Credits									76

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	12,964,700	23,050,271	13,889,408	9,160,863	211,603

FY 2022 TIF Revenue Received: 320,702

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TIF Taxing District Data Collection

Local Government Name:	MILFORD (30G274)
Urban Renewal Area:	MILFORD SOUTH INDUSTRIAL PARK URBAN RENEWAL (30005)
TIF Taxing District Name:	MILFORD CITY/OKOBOJI SCH/UR TIF SOUTH INDUSTRIAL PARK INCRE
TIF Taxing District Inc. Number:	300148
TIF Taxing District Base Year:	1988
FY TIF Revenue First Received:	1990
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	06/1989

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	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	1,235,334	0	0	0	0

FY 2022 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	MILFORD (30G274)
Urban Renewal Area:	MILFORD SOUTH INDUSTRIAL PARK URBAN RENEWAL (30005)
TIF Taxing District Name:	MILFORD CITY/OKOBOJI SCH/UR SOUTH INDUSTRIAL PARK #1 INCRE
TIF Taxing District Inc. Number:	300150
TIF Taxing District Base Year:	1989
FY TIF Revenue First Received:	1992
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1990

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	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	63,900	0	0	0	0

FY 2022 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: MILFORD (30G274)
 Urban Renewal Area: MILFORD SOUTH INDUSTRIAL PARK URBAN RENEWAL (30005)
 TIF Taxing District Name: MILFORD CITY/OKOBOJI SCH/UR SOUTH INDUSTRIAL PARK #3 INCRE
 TIF Taxing District Inc. Number: 300152
 TIF Taxing District Base Year: 1996
 FY TIF Revenue First Received: 1999
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2019

UR Designation	
Slum	No
Blighted	No
Economic Development	09/1997

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	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	62,500	0	0	0	0

FY 2022 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: MILFORD (30G274)
 Urban Renewal Area: MILFORD SOUTH INDUSTRIAL PARK URBAN RENEWAL (30005)
 TIF Taxing District Name: MILFORD CITY/OKOBOJI SCH/UR SOUTH INDUSTRIAL PARK #4 INCRE
 TIF Taxing District Inc. Number: 300154
 TIF Taxing District Base Year: 1999
 FY TIF Revenue First Received: 2002
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2022

UR Designation	
Slum	No
Blighted	No
Economic Development	07/2000

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	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	36,500	0	0	0	0

FY 2022 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: MILFORD (30G274)
 Urban Renewal Area: MILFORD SOUTH INDUSTRIAL PARK URBAN RENEWAL (30005)
 TIF Taxing District Name: MILFORD CITY/OKOBOJI SCH/UR SAFARI CHILD CARE CENTER INCRE
 TIF Taxing District Inc. Number: 300161
 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: 2022

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2010

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	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	60,900	0	0	0	0

FY 2022 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: MILFORD (30G274)
 Urban Renewal Area: MILFORD SOUTH INDUSTRIAL PARK URBAN RENEWAL (30005)
 TIF Taxing District Name: MILFORD CITY/OKOBOJI SCH/MCRPH TIF INCREM
 TIF Taxing District Inc. Number: 300163
 TIF Taxing District Base Year: 2010
 FY TIF Revenue First Received: 2012
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2022

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2011

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	0	142,000	0	0	0	142,000	0	142,000
Taxable	0	0	127,800	0	0	0	127,800	0	127,800
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	43,700	98,300	98,300	0	0

FY 2022 TIF Revenue Received: 2,270

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TIF Taxing District Data Collection

Local Government Name: MILFORD (30G274)
 Urban Renewal Area: MILFORD SOUTH INDUSTRIAL PARK URBAN RENEWAL (30005)
 TIF Taxing District Name: MILFORD CITY/OKOBOJI SCH/UR TIF BOULDERS INCREM
 TIF Taxing District Inc. Number: 300171
 TIF Taxing District Base Year: 2011
 FY TIF Revenue First Received: 2013
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2023

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2011

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	0	1,726,600	0	0	0	1,726,600	0	1,726,600
Taxable	0	0	1,553,940	0	0	0	1,553,940	0	1,553,940
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	146,200	1,553,940	1,553,940	0	0

FY 2022 TIF Revenue Received: 36,383

TIF Taxing District Data Collection

Local Government Name: MILFORD (30G274)
 Urban Renewal Area: MILFORD SOUTH INDUSTRIAL PARK URBAN RENEWAL (30005)
 TIF Taxing District Name: MILFORD CITY/OKOBOJI SCH/UR TIF SAFCO INCREM
 TIF Taxing District Inc. Number: 300173
 TIF Taxing District Base Year: 2011
 FY TIF Revenue First Received: 2013
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2023

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2012

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	0	0	3,082,700	0	0	3,082,700	0	3,082,700
Taxable	0	0	0	2,774,430	0	0	2,774,430	0	2,774,430
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	1,245,322	1,837,378	1,837,378	0	0

FY 2022 TIF Revenue Received: 42,441

Urban Renewal Area Data Collection

Local Government Name: MILFORD (30G274)
 Urban Renewal Area: MILFORD COUNTRY MEADOWS URBAN RENEWAL
 UR Area Number: 30019

UR Area Creation Date: 09/2003

UR Area Purpose: To facilitate use of Tax Increment Financing the installation of public infrastructure such as streets, curb and gutter, street lighting, sanitary sewer lines, water mains, storm sewer lines, and sidewalks for a residential subdivision.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
MILFORD CITY/OKOBOJI SCH/COUNTRY MEADOWS UR INCREM	300121	300122	0

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	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:

0

0

Amount of 07-01-2021 Cash Balance Restricted for LMI

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

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

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:

0

0

Amount of 06-30-2022 Cash Balance Restricted for LMI

TIF Taxing District Data Collection

Local Government Name: MILFORD (30G274)
 Urban Renewal Area: MILFORD COUNTRY MEADOWS URBAN RENEWAL (30019)
 TIF Taxing District Name: MILFORD CITY/OKOBOJI SCH/COUNTRY MEADOWS UR INCREM
 TIF Taxing District Inc. Number: 300122
 TIF Taxing District Base Year: 2003
 FY TIF Revenue First Received: 2006
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 statutorily ends: 2016

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2003

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	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	36,000	0	0	0	0

FY 2022 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: MILFORD (30G274)
 Urban Renewal Area: MILFORD PONDS AT HUNTER HILLS URBAN RENEWAL
 UR Area Number: 30020

UR Area Creation Date: 06/2004

UR Area Purpose: To facilitate use of Tax Increment Financing the installation of public infrastructure such as streets, curb and gutter, street lighting, sanitary sewer lines, water mains, storm sewer lines, and sidewalks for a residential subdivision.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MILFORD CITY/OKOBOJI SCH/PONDS AT HUNTER HILLS UR INCREM	300123	300124	0

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	10,703,200	0	0	0	-9,260	10,693,940	0	10,693,940
Taxable	0	6,037,614	0	0	0	-9,260	6,028,354	0	6,028,354
Homestead Credits									25

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:	19,499	0	Amount of 07-01-2021 Cash Balance Restricted for LMI
TIF Revenue:	1,698		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	1,698		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	21,197		
Returned to County Treasurer:	0		
Total Expenditures:	21,197		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:	0	0	Amount of 06-30-2022 Cash Balance Restricted for LMI
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Projects For MILFORD PONDS AT HUNTER HILLS URBAN RENEWAL

Ponds @ Hunter Hills Phase I

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

Debts/Obligations For MILFORD PONDS AT HUNTER HILLS URBAN RENEWAL

Ponds @ Hunter Hills Phase I Residential Subdivision

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/28/2005
FY of Last Payment:	2022

LMI Requirement

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	21,197
Interest:	0
Total:	21,197
Annual Appropriation?:	No
Date Incurred:	11/28/2005
FY of Last Payment:	2022

Non-Rebates For MILFORD PONDS AT HUNTER HILLS URBAN RENEWAL

TIF Expenditure Amount:	21,197
Tied To Debt:	LMI Requirement
Tied To Project:	Ponds @ Hunter Hills Phase I

Rebates For MILFORD PONDS AT HUNTER HILLS URBAN RENEWAL

Ponds @ Hunter Hills Residential Subdivision

TIF Expenditure Amount:	0
Rebate Paid To:	D & W Development
Tied To Debt:	Ponds @ Hunter Hills Phase I Residential Subdivision
Tied To Project:	Ponds @ Hunter Hills Phase I
Projected Final FY of Rebate:	2022

Income Housing For MILFORD PONDS AT HUNTER HILLS URBAN RENEWAL

Amount of FY 2022 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	21,197
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:	21,197
Other low and moderate income housing assistance:	0

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TIF Taxing District Data Collection

Local Government Name:	MILFORD (30G274)
Urban Renewal Area:	MILFORD PONDS AT HUNTER HILLS URBAN RENEWAL (30020)
TIF Taxing District Name:	MILFORD CITY/OKOBOJI SCH/PONDS AT HUNTER HILLS UR INCREM
TIF Taxing District Inc. Number:	300124
TIF Taxing District Base Year:	2004
FY TIF Revenue First Received:	2007
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2022

	UR Designation
Slum	No
Blighted	No
Economic Development	06/2004

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	10,703,200	0	0	0	-9,260	10,693,940	0	10,693,940
Taxable	0	6,037,614	0	0	0	-9,260	6,028,354	0	6,028,354
Homestead Credits									25

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	9,800	6,028,354	0	6,028,354	139,247

FY 2022 TIF Revenue Received: 1,698

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Urban Renewal Area Data Collection

Local Government Name: MILFORD (30G274)
 Urban Renewal Area: MILFORD MAYER SUBDIV URBAN RENEWAL
 UR Area Number: 30021

UR Area Creation Date: 03/2005

UR Area Purpose: To facilitate use of Tax Increment Financing the installation of public infrastructure such as streets, curb and gutter, street lighting, sanitary sewer lines, water mains, storm sewer lines, and sidewalks for a residential subdivision.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MILFORD CITY/OKOBOJI SCH/MAYER SUBDIV UR INCREM	300125	300126	0

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	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:	0	0	Amount of 07-01-2021 Cash Balance Restricted for LMI
TIF Revenue:	0		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	0		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
Total Expenditures:	0		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:	0	0	Amount of 06-30-2022 Cash Balance Restricted for LMI
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Income Housing For MILFORD MAYER SUBDIV URBAN RENEWAL

Amount of FY 2022 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
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

TIF Taxing District Data Collection

Local Government Name: MILFORD (30G274)
 Urban Renewal Area: MILFORD MAYER SUBDIV URBAN RENEWAL (30021)
 TIF Taxing District Name: MILFORD CITY/OKOBOJI SCH/MAYER SUBDIV UR INCREM
 TIF Taxing District Inc. Number: 300126
 TIF Taxing District Base Year: 2004
 FY TIF Revenue First Received: 2007
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2022

UR Designation	
Slum	No
Blighted	No
Economic Development	03/2005

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	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	39,000	0	0	0	0

FY 2022 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: MILFORD (30G274)
 Urban Renewal Area: MILFORD NATURES TRAILS URBAN RENEWAL
 UR Area Number: 30029

UR Area Creation Date: 06/2004

UR Area Purpose: To stabilize, revitalize and improve the community by encouraging new housing development and provide the opportunity for creating vital, dynamic, and competitive housing for persons of the City of Milford and Dickinson County, Iowa.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MILFORD CITY/OKOBOJI SCH/UR TIF NATURE'S TRAILS INCRE	300139	300140	11,055,079

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	19,610,300	0	0	0	-5,556	19,604,744	0	19,604,744
Taxable	0	11,062,052	0	0	0	-5,556	11,056,496	0	11,056,496
Homestead Credits									43

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021: -70,940 **0** **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue:	255,353
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	255,353

Rebate Expenditures:	93,412
Non-Rebate Expenditures:	91,001
Returned to County Treasurer:	0
Total Expenditures:	184,413

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

Projects For MILFORD NATURES TRAILS URBAN RENEWAL

Nature Trails Subdivision Development

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

Debts/Obligations For MILFORD NATURES TRAILS URBAN RENEWAL

Nature Trails Residential Subdivision

Debt/Obligation Type:	Rebates
Principal:	93,412
Interest:	0
Total:	93,412
Annual Appropriation?:	No
Date Incurred:	01/08/2007
FY of Last Payment:	2022

LMI Requirement

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	91,001
Interest:	0
Total:	91,001
Annual Appropriation?:	No
Date Incurred:	01/08/2007
FY of Last Payment:	2022

Non-Rebates For MILFORD NATURES TRAILS URBAN RENEWAL

TIF Expenditure Amount:	91,001
Tied To Debt:	LMI Requirement
Tied To Project:	Nature Trails Subdivision Development

Rebates For MILFORD NATURES TRAILS URBAN RENEWAL

Nature Trails Residential Subdivision

TIF Expenditure Amount:	93,412
Rebate Paid To:	Eastview Inc & United Community Bank
Tied To Debt:	Nature Trails Residential Subdivision
Tied To Project:	Nature Trails Subdivision Development
Projected Final FY of Rebate:	2022

Income Housing For MILFORD NATURES TRAILS URBAN RENEWAL

Amount of FY 2022 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	91,001
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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:	91,001
Other low and moderate income housing assistance:	0

TIF Taxing District Data Collection

Local Government Name: MILFORD (30G274)
 Urban Renewal Area: MILFORD NATURES TRAILS URBAN RENEWAL (30029)
 TIF Taxing District Name: MILFORD CITY/OKOBOJI SCH/UR TIF NATURE'S TRAILS INCRE
 TIF Taxing District Inc. Number: 300140
 TIF Taxing District Base Year: 2004
 FY TIF Revenue First Received: 2007
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2022

	UR Designation
Slum	No
Blighted	No
Economic Development	06/2004

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	19,610,300	0	0	0	-5,556	19,604,744	0	19,604,744
Taxable	0	11,062,052	0	0	0	-5,556	11,056,496	0	11,056,496
Homestead Credits									43

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	37,000	11,056,496	11,055,079	1,417	33

FY 2022 TIF Revenue Received: 255,353

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Urban Renewal Area Data Collection

Local Government Name: MILFORD (30G274)
 Urban Renewal Area: MILFORD HUNTER HILLS URBAN RENEWAL
 UR Area Number: 30031

UR Area Creation Date: 09/1997

UR Area Purpose: Designate the areea being added as an economic development area that is appropriate for the promotion of residential and industrial development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MILFORD CITY/OKOBOJI SCH/UR TIF HUNTER HILLS INCRE	300145	300146	0

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	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

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

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

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

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

▲ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

TIF Taxing District Data Collection

Local Government Name: MILFORD (30G274)
 Urban Renewal Area: MILFORD HUNTER HILLS URBAN RENEWAL (30031)
 TIF Taxing District Name: MILFORD CITY/OKOBOJI SCH/UR TIF HUNTER HILLS INCRE
 TIF Taxing District Inc. Number: 300146
 TIF Taxing District Base Year: 1997
 FY TIF Revenue First Received: 1999
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2014

UR Designation	
Slum	No
Blighted	No
Economic Development	09/1997

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	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	5,700	0	0	0	0

FY 2022 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: MILFORD (30G274)
 Urban Renewal Area: MILFORD 2009 ADDITION URBAN RENEWAL
 UR Area Number: 30032

UR Area Creation Date: 12/2009

UR Area Purpose: Expand the the Milford Urban Renewal Area to facilitate the use of tax increment financing in support of new commercial development, including retail, water park, restaurant, office and nursing/assisted living facilities and related public infrastructure.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MILFORD CITY/OKOBOJI SCH/UR 2009 ADDITION INCRE	300158	300159	1,830,500
MILFORD CITY/OKOBOJI SCH/HAWKEYE CARE CENTER TIF INCREM	300164	300165	0
MILFORD CITY/OKOBOJI SCH/MVEST TIF INCREM	300166	300167	0

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	0	7,922,100	0	0	0	10,930,400	0	10,930,400
Taxable	0	0	7,129,890	0	0	0	9,160,493	0	9,160,493
Homestead Credits									0

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

TIF Revenue: 40,583
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 40,583

Rebate Expenditures: 40,583
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 40,583

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

Projects For MILFORD 2009 ADDITION URBAN RENEWAL

Hawkeye Care Center

Description:	Assisted Living Addition to Milford Nursing Center
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For MILFORD 2009 ADDITION URBAN RENEWAL

Hawkeye Care Centers

Debt/Obligation Type:	Rebates
Principal:	171,695
Interest:	0
Total:	171,695
Annual Appropriation?:	Yes
Date Incurred:	04/26/2010
FY of Last Payment:	2022

Rebates For MILFORD 2009 ADDITION URBAN RENEWAL

1600 13th St.

TIF Expenditure Amount:	40,583
Rebate Paid To:	Hawkeye Care Centers
Tied To Debt:	Hawkeye Care Centers
Tied To Project:	Hawkeye Care Center
Projected Final FY of Rebate:	2022

TIF Taxing District Data Collection

Local Government Name: MILFORD (30G274)
 Urban Renewal Area: MILFORD 2009 ADDITION URBAN RENEWAL (30032)
 TIF Taxing District Name: MILFORD CITY/OKOBOJI SCH/UR 2009 ADDITION INCRE
 TIF Taxing District Inc. Number: 300159
 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: 2032

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2009

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	0	7,553,700	0	0	0	7,553,700	0	7,553,700
Taxable	0	0	6,798,330	0	0	0	6,798,330	0	6,798,330
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	5,723,200	1,830,500	1,830,500	0	0

FY 2022 TIF Revenue Received: 40,583

TIF Taxing District Data Collection

Local Government Name: MILFORD (30G274)
 Urban Renewal Area: MILFORD 2009 ADDITION URBAN RENEWAL (30032)
 TIF Taxing District Name: MILFORD CITY/OKOBOJI SCH/HAWKEYE CARE CENTER TIF INCREM
 TIF Taxing District Inc. Number: 300165
 TIF Taxing District Base Year: 2010
 FY TIF Revenue First Received: 2012
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2032

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2009

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	0	0	0	0	0	3,008,300	0	3,008,300
Taxable	0	0	0	0	0	0	2,030,603	0	2,030,603
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	3,303,100	0	0	0	0

FY 2022 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: MILFORD (30G274)
 Urban Renewal Area: MILFORD 2009 ADDITION URBAN RENEWAL (30032)
 TIF Taxing District Name: MILFORD CITY/OKOBOJI SCH/MVEST TIF INCREM
 TIF Taxing District Inc. Number: 300167
 TIF Taxing District Base Year: 2010
 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	07/2010

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	0	368,400	0	0	0	368,400	0	368,400
Taxable	0	0	331,560	0	0	0	331,560	0	331,560
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	426,200	0	0	0	0

FY 2022 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: MILFORD (30G274)
 Urban Renewal Area: MILFORD NATURE TRAILS 2 URBAN RENEWAL
 UR Area Number: 30034

UR Area Creation Date: 11/2016

UR Area Purpose: Designate the area being added as an economic development area that is appropriate for the promotion of residential and industrial development.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
MILFORD CITY/OKOBOJISCH/UR TIF NATURE'S TRAILS 2 INCRE	300186	300187	5,460,254

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	9,696,100	0	0	0	-9,260	9,686,840	0	9,686,840
Taxable	0	5,469,514	0	0	0	-9,260	5,460,254	0	5,460,254
Homestead Credits									23

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021: 12,313 0 **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 127,217
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 127,217

Rebate Expenditures: 83,658
 Non-Rebate Expenditures: 55,872
 Returned to County Treasurer: 0
Total Expenditures: 139,530

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

Projects For MILFORD NATURE TRAILS 2 URBAN RENEWAL

Nature Trails II

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

Debts/Obligations For MILFORD NATURE TRAILS 2 URBAN RENEWAL

Nature Trails II

Debt/Obligation Type:	Rebates
Principal:	977,386
Interest:	0
Total:	977,386
Annual Appropriation?:	Yes
Date Incurred:	11/14/2016
FY of Last Payment:	2032

LMI Requirement

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	508,907
Interest:	0
Total:	508,907
Annual Appropriation?:	Yes
Date Incurred:	11/14/2016
FY of Last Payment:	2032

Non-Rebates For MILFORD NATURE TRAILS 2 URBAN RENEWAL

TIF Expenditure Amount:	55,872
Tied To Debt:	LMI Requirement
Tied To Project:	Nature Trails II

Rebates For MILFORD NATURE TRAILS 2 URBAN RENEWAL

Nature Trails II

TIF Expenditure Amount:	83,658
Rebate Paid To:	Eastview Inc & United Comm Bank
Tied To Debt:	Nature Trails II
Tied To Project:	Nature Trails II
Projected Final FY of Rebate:	2032

Income Housing For MILFORD NATURE TRAILS 2 URBAN RENEWAL

Amount of FY 2022 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	55,872
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:	55,872
Other low and moderate income housing assistance:	0

TIF Taxing District Data Collection

Local Government Name: MILFORD (30G274)
 Urban Renewal Area: MILFORD NATURE TRAILS 2 URBAN RENEWAL (30034)
 TIF Taxing District Name: MILFORD CITY/OKOBOJISCH/UR TIF NATURE'S TRAILS 2 INCRE
 TIF Taxing District Inc. Number: 300187
 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 - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	9,696,100	0	0	0	-9,260	9,686,840	0	9,686,840
Taxable	0	5,469,514	0	0	0	-9,260	5,460,254	0	5,460,254
Homestead Credits									23

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	75,500	5,460,254	5,460,254	0	0

FY 2022 TIF Revenue Received: 127,217