

# Annual Urban Renewal Report, Fiscal Year 2021 - 2022

## Levy Authority Summary

Local Government Name: HAMILTON COUNTY  
Local Government Number: 40

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
HAMILTON COUNTY HORIZON ETHANOL URBAN RENEWAL	40026	1
HAMILTON COUNTY AG PARTNERS URBAN RENEWAL	40028	1
HAMILTON COUNTY VAN DIEST SUPPLY CO URBAN RENEWAL TIF AREA	40031	1

**TIF Debt Outstanding: 859,352**

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2021: 452,411 0 Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 285,321  
TIF Sp. Revenue Fund Interest: 0  
Property Tax Replacement Claims 3,003  
Asset Sales & Loan Repayments: 0  
**Total Revenue: 288,324**

Rebate Expenditures: 0  
Non-Rebate Expenditures: 449,560  
Returned to County Treasurer: 0  
**Total Expenditures: 449,560**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2022: 291,175 0 Amount of 06-30-2022 Cash Balance Restricted for LMI**

**Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 118,617**

# ♣ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

## Urban Renewal Area Data Collection

Local Government Name: HAMILTON COUNTY (40)  
 Urban Renewal Area: HAMILTON COUNTY HORIZON ETHANOL URBAN RENEWAL  
 UR Area Number: 40026  
 UR Area Creation Date: 10/2005  
 UR Area Purpose: Economic Development - Horizon Ethanol Plant

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
LYON TWP/SOUTH HAMILTON SCH/HAMILTON COUNTY HORIZON ETHANOL URBAN RENEWAL INCR	400178	400179	2,423,967

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	428,780	0	0	15,146,590	0	0	15,575,370	0	15,575,370
Taxable	360,307	0	0	13,631,931	0	0	13,992,238	0	13,992,238
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:** 105,696 0 **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 59,795  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 205  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 60,000**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 145,860  
 Returned to County Treasurer: 0  
**Total Expenditures: 145,860**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:** 19,836 0 **Amount of 06-30-2022 Cash Balance Restricted for LMI**

## Projects For HAMILTON COUNTY HORIZON ETHANOL URBAN RENEWAL

### Horizon Ethanol UR

Description:	Horizon Ethanol Plant
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

# Debts/Obligations For HAMILTON COUNTY HORIZON ETHANOL URBAN RENEWAL

## Horizan Ethanol

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	144,671
Interest:	1,631
Total:	146,302
Annual Appropriation?:	No
Date Incurred:	06/27/2006
FY of Last Payment:	2022

**Non-Rebates For HAMILTON COUNTY HORIZON ETHANOL URBAN RENEWAL**

TIF Expenditure Amount:	145,860
Tied To Debt:	Horizan Ethanol
Tied To Project:	Horizon Ethanol UR

## ♣ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

### TIF Taxing District Data Collection

Local Government Name: HAMILTON COUNTY (40)  
 Urban Renewal Area: HAMILTON COUNTY HORIZON ETHANOL URBAN RENEWAL (40026)  
 TIF Taxing District Name: LYON TWP/SOUTH HAMILTON SCH/HAMILTON COUNTY HORIZON ETHANOL URBAN RENEWAL INCR  
 TIF Taxing District Inc. Number: 400179  
 TIF Taxing District Base Year: 2004  
 FY TIF Revenue First Received: 2008  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2025

	UR Designation
Slum	No
Blighted	No
Economic Development	10/2005

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	428,780	0	0	15,146,590	0	0	15,575,370	0	15,575,370
Taxable	360,307	0	0	13,631,931	0	0	13,992,238	0	13,992,238
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	282,330	13,992,238	2,423,967	11,568,271	289,450

FY 2022 TIF Revenue Received: 59,795

## Urban Renewal Area Data Collection

Local Government Name: HAMILTON COUNTY (40)  
 Urban Renewal Area: HAMILTON COUNTY AG PARTNERS URBAN RENEWAL  
 UR Area Number: 40028

UR Area Creation Date: 06/2008

UR Area Purpose: Economic Development -  
 Improvement of County highways  
 and roads in connection with the  
 development of a feed mill facility.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
LINCOLN TWP/SOUTH HAMILTON SCH/HAMILTON COUNTY AG PARTNERS URBAN RENEWAL INCR	400194	400195	3,011,806

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	345,270	417,630	3,120	9,910,960	0	0	10,676,980	0	10,676,980
Taxable	290,131	235,583	2,808	8,919,864	0	0	9,448,386	0	9,448,386
Homestead Credits									1

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:** **327,986** **0** **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 73,293  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 707  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 74,000**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 240,600  
 Returned to County Treasurer: 0  
**Total Expenditures: 240,600**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:** **161,386** **0** **Amount of 06-30-2022 Cash Balance Restricted for LMI**

# Projects For HAMILTON COUNTY AG PARTNERS URBAN RENEWAL

## Ag Partners Urban Renewal District

Description:	Economic Development - Road Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## Ag Partners Urban Renewal Amendment

Description:	Economic Development - Road Improvement
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No



# Debts/Obligations For HAMILTON COUNTY AG PARTNERS URBAN RENEWAL

## 2009 Highway Bond 2012A Refunding Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/24/2008
FY of Last Payment:	2025

## 2019 GO Road Improvement Note

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	08/28/2019
FY of Last Payment:	2019

## 2020A GO Refunding Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	175,000
Interest:	3,500
Total:	178,500
Annual Appropriation?:	No
Date Incurred:	03/03/2020
FY of Last Payment:	2022

## 2021A GO Refunding Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	210,000
Interest:	5,100
Total:	215,100
Annual Appropriation?:	No
Date Incurred:	01/13/2021
FY of Last Payment:	2025

## Non-Rebates For HAMILTON COUNTY AG PARTNERS URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	2009 Highway Bond 2012A Refunding Bond
Tied To Project:	Ag Partners Urban Renewal Amendment

TIF Expenditure Amount:	0
Tied To Debt:	2019 GO Road Improvement Note
Tied To Project:	Ag Partners Urban Renewal Amendment

TIF Expenditure Amount:	178,500
Tied To Debt:	2020A GO Refunding Bonds
Tied To Project:	Ag Partners Urban Renewal Amendment

TIF Expenditure Amount:	62,100
Tied To Debt:	2021A GO Refunding Bonds
Tied To Project:	Ag Partners Urban Renewal Amendment

## TIF Taxing District Data Collection

Local Government Name:	HAMILTON COUNTY (40)
Urban Renewal Area:	HAMILTON COUNTY AG PARTNERS URBAN RENEWAL (40028)
TIF Taxing District Name:	LINCOLN TWP/SOUTH HAMILTON SCH/HAMILTON COUNTY AG PARTNERS
URBAN RENEWAL INCR	
TIF Taxing District Inc. Number:	400195
TIF Taxing District Base Year:	2006
FY TIF Revenue First Received:	2010
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2029

	UR Designation
Slum	No
Blighted	No
Economic Development	06/2008

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	345,270	417,630	3,120	9,910,960	0	0	10,676,980	0	10,676,980
Taxable	290,131	235,583	2,808	8,919,864	0	0	9,448,386	0	9,448,386
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	988,800	9,448,386	3,011,806	6,436,580	159,666

FY 2022 TIF Revenue Received: 73,293

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## Urban Renewal Area Data Collection

Local Government Name: HAMILTON COUNTY (40)  
 Urban Renewal Area: HAMILTON COUNTY VAN DIEST SUPPLY CO URBAN RENEWAL TIF AREA  
 UR Area Number: 40031

UR Area Creation Date: 08/2013

UR Area Purpose: Economic Development -  
 Improvement of County roads and  
 job creation in connection with the  
 expansion of Van Diest Supply  
 Company.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
FREEDOM TWP/WEBSTER CITY (WEBSTER CITY) SCH/VD SUPPLY CO UR INCR	400218	400219	5,865,750

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	330,700	192,530	0	13,403,550	0	0	13,926,780	0	13,926,780
Taxable	277,889	108,605	0	12,063,195	0	0	12,449,689	0	12,449,689
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:** 18,729 0 **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 152,233  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 2,091  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 154,324**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 63,100  
 Returned to County Treasurer: 0  
**Total Expenditures: 63,100**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:** 109,953 0 **Amount of 06-30-2022 Cash Balance Restricted for LMI**

## Projects For HAMILTON COUNTY VAN DIEST SUPPLY CO URBAN RENEWAL TIF AREA

### Van Diest Supply Co UR

Description:	Economic Development-Improvement of County Roads
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

# Debts/Obligations For HAMILTON COUNTY VAN DIEST SUPPLY CO URBAN RENEWAL TIF AREA

## GO Highway Improvement Bonds, Series 2013B

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	10/01/2013
FY of Last Payment:	2032

## GO Refunding Bond 2021A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	310,000
Interest:	9,450
Total:	319,450
Annual Appropriation?:	No
Date Incurred:	01/13/2021
FY of Last Payment:	2026

## **Non-Rebates For HAMILTON COUNTY VAN DIEST SUPPLY CO URBAN RENEWAL TIF AREA**

TIF Expenditure Amount:	63,100
Tied To Debt:	GO Highway Improvement Bonds, Series 2013B
Tied To Project:	Van Diest Supply Co UR

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No debt was incurred during FY14.  
Series 2013B was refunded in Series 2021A 1/1/21

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



## TIF Taxing District Data Collection

Local Government Name:	HAMILTON COUNTY (40)
Urban Renewal Area:	HAMILTON COUNTY VAN DIEST SUPPLY CO URBAN RENEWAL TIF AREA (40031)
TIF Taxing District Name:	FREEDOM TWP/WEBSTER CITY (WEBSTER CITY) SCH/VD SUPPLY CO UR INCR
TIF Taxing District Inc. Number:	400219
TIF Taxing District Base Year:	2012
FY TIF Revenue First Received:	2016
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2034

UR Designation	
Slum	No
Blighted	No
Economic Development	08/2013

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	330,700	192,530	0	13,403,550	0	0	13,926,780	0	13,926,780
Taxable	277,889	108,605	0	12,063,195	0	0	12,449,689	0	12,449,689
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	8,061,030	5,865,750	5,865,750	0	0

FY 2022 TIF Revenue Received: 152,233