

# Annual Urban Renewal Report, Fiscal Year 2021 - 2022

## Levy Authority Summary

Local Government Name: HULL  
Local Government Number: 84G804

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
HULL URBAN RENEWAL	84008	4
HULL AREA 1 URBAN RENEWAL	84035	1
HULL AREA 5 URBAN RENEWAL	84037	1
HULL AREA 4 URBAN RENEWAL REV	84058	1
HULL AREA 6 URBAN RENEWAL	84062	1
HULL LIBERTY HEIGHTS URBAN RENEWAL AREA	84070	1
HULL MAPLE STREET URBAN RENEWAL AREA	84071	1

**TIF Debt Outstanding:** 12,363,371

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:</b>	<b>900,668</b>	<b>1,029</b>	<b>Amount of 07-01-2021 Cash Balance Restricted for LMI</b>
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TIF Revenue:	1,219,103
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	35,607
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>1,254,710</b>

Rebate Expenditures:	544,744
Non-Rebate Expenditures:	489,166
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>1,033,910</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:</b>	<b>1,121,468</b>	<b>6,909</b>	<b>Amount of 06-30-2022 Cash Balance Restricted for LMI</b>
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**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance:** 10,207,993

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

## Urban Renewal Area Data Collection

Local Government Name: HULL (84G804)  
 Urban Renewal Area: HULL URBAN RENEWAL  
 UR Area Number: 84008

UR Area Creation Date: 10/1989

UR Area Purpose: The plan is intended to stabilize, revitalize and improve the community by encouraging development, providing the opportunity for creating a vital, dynamic and competitive economic development area for persons of Hull, Sioux Cnty and the surrounding region.

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
HULL CITY/BOYDEN-HULL SCH/UR-1/071 INCREM	840098	840099	29,587,538
HULL CITY/BOYDEN-HULL SCH/UR-1 AQUATIC AMDT/071-1 INCREM	840371	840372	0
HULL CITY/BOYDEN-HULL SCH/UR-1 AMDT 5 COMMERCE/071-2 INCREM	840375	840376	4,907,322
HULL CITY/BOYDEN-HULL SCH/UR-1 AMDT 5 COMMERCE AG/071-3 INCREM	840405	840406	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	11,331,690	27,208,906	2,384,280	0	-9,260	43,105,420	0	43,105,420
Taxable	0	6,392,135	24,488,015	2,145,852	0	-9,260	34,494,860	0	34,494,860
Homestead Credits									58

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:** **735,071** **0** **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 925,703  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims 35,607  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 961,310**

Rebate Expenditures: 500,000  
 Non-Rebate Expenditures: 334,816  
 Returned to County Treasurer: 0  
**Total Expenditures: 834,816**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:** **861,565** **0** **Amount of 06-30-2022 Cash Balance Restricted for LMI**

## Projects For HULL URBAN RENEWAL

### 2011 AQUATIC CENTER

Description:	Aquatic center
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	No

### 2013 STREET

Description:	Cement Streets from gravel(3 diff. areas)
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### 2014 HIDC COMMERCE AGREE

Description:	Payments to HIDC for Commerce ID park
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

### 2016 STREET

Description:	Misc Street work and legal expenses
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### 2018 HIDC AGREEMENT

Description:	Payments to HIDC for economic growth
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

### 2021 MISC STREET REPAIRS

Description:	Misc Street replaced
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

### 2019 DIVISION IMPROVEMENT

Description:	Street, Water & Sewer lines Replace
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### 2021 WESTSIDE PARK OUTDOOR SHELTERS

Description:	New Outside Shelters (2 of them)
Classification:	Recreational facilities (lake development, parks, ball fields, trails)

Physically Complete:	Yes
Payments Complete:	Yes

**STOREFRONT IMPROVEMENT GRANT**

Description:	Improvement Grant to ISB Insurance, Inc.
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

**STOREFRONT IMPROVEMENT GRANT**

Description:	Improvement Grant to Honeyhomb Market
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

**STOREFRONT IMPROVEMENT GRANT - HOME ON MAIN**

Description:	Improvement Grant to Home on Main
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

**STOREFRONT IMPROVEMENT GRANT - D & K Doors**

Description:	Improvement Grant to D & K Doors
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

## Debts/Obligations For HULL URBAN RENEWAL

### 2011 AQUATIC G.O. BONDS

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,282,400
Interest:	177,212
Total:	1,459,612
Annual Appropriation?:	No
Date Incurred:	10/27/2011
FY of Last Payment:	2030

### 2013 STREET

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	66,000
Interest:	4,785
Total:	70,785
Annual Appropriation?:	No
Date Incurred:	08/26/2013
FY of Last Payment:	2023

### 2016 STREET

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	343,238
Interest:	21,059
Total:	364,297
Annual Appropriation?:	No
Date Incurred:	04/30/2016
FY of Last Payment:	2026

### 2018 HIDC AGREEMENT

Debt/Obligation Type:	Rebates
Principal:	3,707,000
Interest:	0
Total:	3,707,000
Annual Appropriation?:	No
Date Incurred:	07/01/2020
FY of Last Payment:	2030

### 2021 MISC STREET REPAIRS

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	31,310
Total:	31,310
Annual Appropriation?:	Yes
Date Incurred:	07/01/2020
FY of Last Payment:	2032

### 2019 DIVISION STREET IMPROVEMENTS

Debt/Obligation Type:	Internal Loans
Principal:	158,172
Interest:	0

Total:	158,172
Annual Appropriation?:	Yes
Date Incurred:	07/01/2020
FY of Last Payment:	2024

## 2021 WESTSIDE PARK OUTDOOR SHELTERS

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	06/28/2021
FY of Last Payment:	2022

## STOREFRONT IMPROVEMENT GRANT - ISB INSURANCE, INC

Debt/Obligation Type:	Internal Loans
Principal:	10,000
Interest:	0
Total:	10,000
Annual Appropriation?:	Yes
Date Incurred:	10/25/2021
FY of Last Payment:	2023

## STOREFRONT IMPROVEMENT GRANT - HONEYHOMB MARKET

Debt/Obligation Type:	Internal Loans
Principal:	10,000
Interest:	0
Total:	10,000
Annual Appropriation?:	Yes
Date Incurred:	12/13/2021
FY of Last Payment:	2022

## STOREFRONT IMPROVEMENT GRANT - HOME ON MAIN

Debt/Obligation Type:	Internal Loans
Principal:	10,000
Interest:	0
Total:	10,000
Annual Appropriation?:	Yes
Date Incurred:	12/01/2020
FY of Last Payment:	2022

## STOREFRONT IMPROVEMENT GRANT - D & K Doors

Debt/Obligation Type:	Internal Loans
Principal:	10,000
Interest:	0
Total:	10,000
Annual Appropriation?:	Yes
Date Incurred:	12/01/2020
FY of Last Payment:	2022

## Non-Rebates For HULL URBAN RENEWAL

TIF Expenditure Amount:	72,170
Tied To Debt:	2011 AQUATIC G.O. BONDS
Tied To Project:	2011 AQUATIC CENTER

TIF Expenditure Amount:	22,000
Tied To Debt:	2013 STREET
Tied To Project:	2013 STREET

TIF Expenditure Amount:	71,805
Tied To Debt:	2016 STREET
Tied To Project:	2016 STREET

TIF Expenditure Amount:	50,000
Tied To Debt:	2021 MISC STREET REPAIRS
Tied To Project:	2021 MISC STREET REPAIRS

TIF Expenditure Amount:	53,250
Tied To Debt:	2019 DIVISION STREET IMPROVEMENTS
Tied To Project:	2019 DIVISION IMPROVEMENT

TIF Expenditure Amount:	35,591
Tied To Debt:	2021 WESTSIDE PARK OUTDOOR SHELTERS
Tied To Project:	2021 WESTSIDE PARK OUTDOOR SHELTERS

TIF Expenditure Amount:	10,000
Tied To Debt:	STOREFRONT IMPROVEMENT GRANT - HOME ON MAIN
Tied To Project:	STOREFRONT IMPROVEMENT GRANT - HOME ON MAIN

TIF Expenditure Amount:	10,000
Tied To Debt:	STOREFRONT IMPROVEMENT GRANT - HONEYHOMB MARKET
Tied To Project:	STOREFRONT IMPROVEMENT GRANT

TIF Expenditure Amount:	10,000
Tied To Debt:	STOREFRONT IMPROVEMENT GRANT - D & K Doors
Tied To Project:	STOREFRONT IMPROVEMENT GRANT - D & K Doors

## Rebates For HULL URBAN RENEWAL

### Economic Development in Industrial Parks

TIF Expenditure Amount:	500,000
Rebate Paid To:	Hull Industrial Developent Corporation
Tied To Debt:	2018 HIDC AGREEMENT
Tied To Project:	2018 HIDC AGREEMENT
Projected Final FY of Rebate:	2030



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

### TIF Taxing District Data Collection

Local Government Name: HULL (84G804)  
 Urban Renewal Area: HULL URBAN RENEWAL (84008)  
 TIF Taxing District Name: HULL CITY/BOYDEN-HULL SCH/UR-1/071 INCREM  
 TIF Taxing District Inc. Number: 840099  
 TIF Taxing District Base Year: 1988  
 FY TIF Revenue First Received: 1993  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	07/1994
Economic Development	07/1994

### 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	11,331,690	22,398,126	1,742,480	0	-9,260	37,652,840	0	37,652,840
Taxable	0	6,392,135	20,158,313	1,568,232	0	-9,260	29,587,538	0	29,587,538
Homestead Credits									58

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	6,970,044	29,587,538	29,587,538	0	0

FY 2022 TIF Revenue Received: 794,010

### TIF Taxing District Data Collection

Local Government Name: HULL (84G804)  
 Urban Renewal Area: HULL URBAN RENEWAL (84008)  
 TIF Taxing District Name: HULL CITY/BOYDEN-HULL SCH/UR-1 AQUATIC AMDT/071-1 INCREM  
 TIF Taxing District Inc. Number: 840372  
 TIF Taxing District Base Year: 2011  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2031

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	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	0	0	0	0	0

FY 2022 TIF Revenue Received: 0

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

### TIF Taxing District Data Collection

Local Government Name: HULL (84G804)  
 Urban Renewal Area: HULL URBAN RENEWAL (84008)  
 TIF Taxing District Name: HULL CITY/BOYDEN-HULL SCH/UR-1 AMDT 5 COMMERCE/071-2 INCREM  
 TIF Taxing District Inc. Number: 840376  
 TIF Taxing District Base Year: 2012  
 FY TIF Revenue First Received: 0  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2032

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	0	4,810,780	641,800	0	0	5,452,580	0	5,452,580
Taxable	0	0	4,329,702	577,620	0	0	4,907,322	0	4,907,322
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	22,714	4,907,322	4,907,322	0	0

FY 2022 TIF Revenue Received: 131,693

### TIF Taxing District Data Collection

Local Government Name: HULL (84G804)  
 Urban Renewal Area: HULL URBAN RENEWAL (84008)  
 TIF Taxing District Name: HULL CITY/BOYDEN-HULL SCH/UR-1 AMDT 5 COMMERCE AG/071-3 INCREM  
 TIF Taxing District Inc. Number: 840406  
 TIF Taxing District Base Year: 2012  
 FY TIF Revenue First Received: 0  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2032

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	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	66,156	0	0	0	0

FY 2022 TIF Revenue Received: 0

## Urban Renewal Area Data Collection

Local Government Name: HULL (84G804)  
 Urban Renewal Area: HULL AREA 1 URBAN RENEWAL  
 UR Area Number: 84035

UR Area Creation Date: 02/1995

UR Area Purpose: Determining an area of the City to be a blighted and economic development area, and that the rehabilitation conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the City residents.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
HULL/BOYDEN-HULL/UR AREA-1/076 INCREM	840184	840185	673,191

## 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	747,990	0	0	0	747,990	0	747,990
Taxable	0	0	673,191	0	0	0	673,191	0	673,191
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**

## Projects For HULL AREA 1 URBAN RENEWAL

### 2014 HIDC COMMERCE AGREEMENT

Description:	Payments to HIDC for Commerce ID Park
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

## Debts/Obligations For HULL AREA 1 URBAN RENEWAL

### 2014 HIDC COMMERCE AGREEMENT

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	11/26/2015
FY of Last Payment:	2020

## Rebates For HULL AREA 1 URBAN RENEWAL

### 2014 HIDC COMMERCE AGREEMENT

TIF Expenditure Amount:	0
Rebate Paid To:	Hull Industrial Development Corporation
Tied To Debt:	2014 HIDC COMMERCE AGREEMENT
Tied To Project:	2014 HIDC COMMERCE AGREEMENT
Projected Final FY of Rebate:	2024

TIF Taxing District Data Collection

Local Government Name:	HULL (84G804)										
Urban Renewal Area:	HULL AREA 1 URBAN RENEWAL (84035)										
TIF Taxing District Name:	HULL/BOYDEN-HULL/UR AREA-1/076 INCREM										
TIF Taxing District Inc. Number:	840185										
TIF Taxing District Base Year:	2002										
FY TIF Revenue First Received:	2005										
Subject to a Statutory end date?	Yes										
Fiscal year this TIF Taxing District statutorily ends:	2024										
	<table><tr><th colspan="2">UR Designation</th></tr><tr><td>Slum</td><td>No</td></tr><tr><td>Blighted</td><td>02/1995</td></tr><tr><td>Economic Development</td><td>02/1995</td></tr></table>			UR Designation		Slum	No	Blighted	02/1995	Economic Development	02/1995
UR Designation											
Slum	No										
Blighted	02/1995										
Economic Development	02/1995										

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	747,990	0	0	0	747,990	0	747,990
Taxable	0	0	673,191	0	0	0	673,191	0	673,191
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	7,697	673,191	673,191	0	0

FY 2022 TIF Revenue Received: 0

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## Urban Renewal Area Data Collection

Local Government Name: HULL (84G804)  
 Urban Renewal Area: HULL AREA 5 URBAN RENEWAL  
 UR Area Number: 84037

UR Area Creation Date: 09/2001

UR Area Purpose: This plan is intended to stabilize, revitalize and improve the community by encouraging new development and providing the opportunity for creating vital, dynamic and competitive housing developments, to maintain and improve the character of the community by developing and increasing affordable housing opportunities in the City of Hull, and strengthening the tax bases.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
HULL CITY/BOYDEN-HULL SCH/UR 5-AMEND #2 SUNRISE ADDITION/073-1 INCREM	840379	840380	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:** -7,878      **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
<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 06-30-2022:** -7,878      **0**      **Amount of 06-30-2022 Cash Balance Restricted for LMI**



## Projects For HULL AREA 5 URBAN RENEWAL

### 2011 RESIDENTIAL ASPEN

Description:	Payments to Hull Industrial Development Corp.
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	Yes

### 2019 HULL HOUSING

Description:	Help fix up LMI housing
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	Yes

## Debts/Obligations For HULL AREA 5 URBAN RENEWAL

### 2011 RESIDENTIAL ASPEN

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	02/23/2012
FY of Last Payment:	2019

### 2019 HULL HOUSING

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	01/15/2019
FY of Last Payment:	2019

## Non-Rebates For HULL AREA 5 URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	2019 HULL HOUSING
Tied To Project:	2019 HULL HOUSING

## Rebates For HULL AREA 5 URBAN RENEWAL

### 2011 UR RESIDENTIAL ASPEN

TIF Expenditure Amount:	0
Rebate Paid To:	Hull Industrial Development Corp.
Tied To Debt:	2011 RESIDENTIAL ASPEN
Tied To Project:	2011 RESIDENTIAL ASPEN
Projected Final FY of Rebate:	2019

## Income Housing For HULL AREA 5 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

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## TIF Taxing District Data Collection

Local Government Name:	HULL (84G804)
Urban Renewal Area:	HULL AREA 5 URBAN RENEWAL (84037)
TIF Taxing District Name:	HULL CITY/BOYDEN-HULL SCH/UR 5-AMEND #2 SUNRISE ADDITION/073-1 INCREM
TIF Taxing District Inc. Number:	840380
TIF Taxing District Base Year:	2013
FY TIF Revenue First Received:	0
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2033

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	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	131,580	0	0	0	0

FY 2022 TIF Revenue Received: 0

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## Urban Renewal Area Data Collection

Local Government Name: HULL (84G804)  
 Urban Renewal Area: HULL AREA 4 URBAN RENEWAL REV  
 UR Area Number: 84058

UR Area Creation Date: 11/2009

UR Area Purpose: Area designed to provide opportunities, incentives, and sites for new and expanded industrial development. To stimulate through public action and commitment, private investment in, to plan for and provide sufficient land, installation of public works and facilities, to provide a more marketable and attractive investment climate, preserve the health, safety welfare for City of Hull.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
HULL CITY/BOYDEN-HULL SCH/UR AREA 4/074 INCREM	840345	840346	8,573,230

## 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	40,100	11,070,100	0	0	11,110,200	0	11,110,200
Taxable	0	0	36,090	9,963,090	0	0	9,999,180	0	9,999,180
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:** 167,191 0 **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 224,982  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 224,982**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 144,350  
 Returned to County Treasurer: 0  
**Total Expenditures: 144,350**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:** 247,823 0 **Amount of 06-30-2022 Cash Balance Restricted for LMI**

## Projects For HULL AREA 4 URBAN RENEWAL REV

### 2015 GO UR WATER

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



## Debts/Obligations For HULL AREA 4 URBAN RENEWAL REV

### 2015 GO UR WATER

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	788,132
Interest:	68,363
Total:	856,495
Annual Appropriation?:	No
Date Incurred:	06/30/2015
FY of Last Payment:	2027

## Non-Rebates For HULL AREA 4 URBAN RENEWAL REV

TIF Expenditure Amount:	144,350
Tied To Debt:	2015 GO UR WATER
Tied To Project:	2015 GO UR WATER

## Rebates For HULL AREA 4 URBAN RENEWAL REV

### New Ind. Park UR are SW part of city

TIF Expenditure Amount:	0
Rebate Paid To:	Hull Industrial Development Corp
Tied To Debt:	2015 GO UR WATER
Tied To Project:	2015 GO UR WATER
Projected Final FY of Rebate:	2020

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

### TIF Taxing District Data Collection

Local Government Name: HULL (84G804)  
 Urban Renewal Area: HULL AREA 4 URBAN RENEWAL REV (84058)  
 TIF Taxing District Name: HULL CITY/BOYDEN-HULL SCH/UR AREA 4/074 INCREM  
 TIF Taxing District Inc. Number: 840346  
 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: 2031

	UR Designation
Slum	No
Blighted	No
Economic Development	11/2009

### 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	40,100	11,070,100	0	0	11,110,200	0	11,110,200
Taxable	0	0	36,090	9,963,090	0	0	9,999,180	0	9,999,180
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	2,536,970	8,573,230	8,573,230	0	0

FY 2022 TIF Revenue Received: 224,982

◆ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

### Urban Renewal Area Data Collection

Local Government Name: HULL (84G804)  
 Urban Renewal Area: HULL AREA 6 URBAN RENEWAL  
 UR Area Number: 84062

UR Area Creation Date: 04/2011

UR Area Purpose: see attached plan

### Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
HULL CITY/BOYDEN-HULL SCH/UR AREA-6/079 INCREM	840363	840364	1,695,391

### 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	2,511,690	0	2,511,690
Taxable	0	0	0	0	0	0	1,695,391	0	1,695,391
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:** -472      0      **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 44,492  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue:** 44,492

Rebate Expenditures: 44,744  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures:** 44,744

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:** -724      0      **Amount of 06-30-2022 Cash Balance Restricted for LMI**

## Projects For HULL AREA 6 URBAN RENEWAL

### 2011 ASPEN RESIDENTIAL

Description:	Payments to Hull Industrial Development Corp.
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For HULL AREA 6 URBAN RENEWAL

### 2011 ASPEN RESIDENTIAL

Debt/Obligation Type:	Rebates
Principal:	870,000
Interest:	0
Total:	870,000
Annual Appropriation?:	No
Date Incurred:	02/23/2012
FY of Last Payment:	2031

## Rebates For HULL AREA 6 URBAN RENEWAL

### 2011 ASPEN RESIDENTIAL

TIF Expenditure Amount:	44,744
Rebate Paid To:	Hull Industrial Development Corp.
Tied To Debt:	2011 ASPEN RESIDENTIAL
Tied To Project:	2011 ASPEN RESIDENTIAL
Projected Final FY of Rebate:	2030



## TIF Taxing District Data Collection

Local Government Name: HULL (84G804)  
 Urban Renewal Area: HULL AREA 6 URBAN RENEWAL (84062)  
 TIF Taxing District Name: HULL CITY/BOYDEN-HULL SCH/UR AREA-6/079 INCREM  
 TIF Taxing District Inc. Number: 840364  
 TIF Taxing District Base Year: 2010  
 FY TIF Revenue First Received: 2011  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2030

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	0	0	0	0	2,511,690	0	2,511,690
Taxable	0	0	0	0	0	0	1,695,391	0	1,695,391
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	4,530	1,695,391	1,695,391	0	0

FY 2022 TIF Revenue Received: 44,492

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

## Urban Renewal Area Data Collection

Local Government Name: HULL (84G804)  
 Urban Renewal Area: HULL LIBERTY HEIGHTS URBAN RENEWAL AREA  
 UR Area Number: 84070

UR Area Creation Date: 04/2018

UR Area Purpose: The plan has been developed to help local officials respond to and promote economic development in the City of Hull, Iowa and to stimulate, through public involvement and commitment, private investment in new housing and residential development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
HULL CITY/BOYDEN-HULL SCH/UR LIBERTY HEIGHTS/072-A INCREM	840433	840434	768,208

## 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	1,361,840	0	0	0	0	1,361,840	0	1,361,840
Taxable	0	768,208	0	0	0	0	768,208	0	768,208
Homestead Credits									3

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:** **6,756** **1,029** **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 20,160  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 20,160**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 10,000  
 Returned to County Treasurer: 0  
**Total Expenditures: 10,000**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:** **16,916** **6,909** **Amount of 06-30-2022 Cash Balance Restricted for LMI**

## Projects For HULL LIBERTY HEIGHTS URBAN RENEWAL AREA

### 2018 LIBERTY HEIGHTS RESIDENTIAL

Description:	Payments to Hull Industrial Development
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

### Habitat for Humanity Payment - LMI

Description:	Payment to Habitat for Humanity
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	Yes

# Debts/Obligations For HULL LIBERTY HEIGHTS URBAN RENEWAL AREA

## 2018 LIBERTY HEIGHTS RESIDENTIAL

Debt/Obligation Type:	Rebates
Principal:	2,200,000
Interest:	0
Total:	2,200,000
Annual Appropriation?:	No
Date Incurred:	07/10/2018
FY of Last Payment:	2029

## LMI Obligation

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	755,700
Interest:	0
Total:	755,700
Annual Appropriation?:	Yes
Date Incurred:	07/13/2021
FY of Last Payment:	2029

## Non-Rebates For HULL LIBERTY HEIGHTS URBAN RENEWAL AREA

TIF Expenditure Amount:	10,000
Tied To Debt:	LMI Obligation
Tied To Project:	Habitat for Humanity Payment - LMI

## Rebates For HULL LIBERTY HEIGHTS URBAN RENEWAL AREA

### 2018 LIBERTY HEIGHTS RESIDENTIAL

TIF Expenditure Amount:	0
Rebate Paid To:	Hull Industrial Development Corp
Tied To Debt:	2018 LIBERTY HEIGHTS RESIDENTIAL
Tied To Project:	2018 LIBERTY HEIGHTS RESIDENTIAL
Projected Final FY of Rebate:	2029

# Income Housing For HULL LIBERTY HEIGHTS URBAN RENEWAL AREA

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

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

## TIF Taxing District Data Collection

Local Government Name: HULL (84G804)  
 Urban Renewal Area: HULL LIBERTY HEIGHTS URBAN RENEWAL AREA (84070)  
 TIF Taxing District Name: HULL CITY/BOYDEN-HULL SCH/UR LIBERTY HEIGHTS/072-A INCREM  
 TIF Taxing District Inc. Number: 840434  
 TIF Taxing District Base Year: 2018  
 FY TIF Revenue First Received: 2020  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2035

	UR Designation
Slum	No
Blighted	No
Economic Development	07/2018

## 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	1,361,840	0	0	0	0	1,361,840	0	1,361,840
Taxable	0	768,208	0	0	0	0	768,208	0	768,208
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	59,200	768,208	768,208	0	0

FY 2022 TIF Revenue Received: 20,160



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

## Urban Renewal Area Data Collection

Local Government Name: HULL (84G804)  
 Urban Renewal Area: HULL MAPLE STREET URBAN RENEWAL AREA  
 UR Area Number: 84071

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
HULL CITY/BOYDEN-HULL SCH/HULL UR AREA MAPLE STREET/077-A INCREM	840445	840446	143,672

## 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	254,690	0	0	0	0	254,690	0	254,690
Taxable	0	143,672	0	0	0	0	143,672	0	143,672
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:	3,766
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>3,766</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 06-30-2022:** 3,766 0 **Amount of 06-30-2022 Cash Balance Restricted for LMI**

## Projects For HULL MAPLE STREET URBAN RENEWAL AREA

### MAPLE STREET DEVELOPMENT RESIDENTIAL

Description:	Payments to Hull Industrial Development
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For HULL MAPLE STREET URBAN RENEWAL AREA

### MAPLE STREET DEVELOPMENT RESIDENTIAL

Debt/Obligation Type:	Rebates
Principal:	1,850,000
Interest:	0
Total:	1,850,000
Annual Appropriation?:	No
Date Incurred:	05/28/2019
FY of Last Payment:	2042

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

### TIF Taxing District Data Collection

Local Government Name: HULL (84G804)  
 Urban Renewal Area: HULL MAPLE STREET URBAN RENEWAL AREA (84071)  
 TIF Taxing District Name: HULL CITY/BOYDEN-HULL SCH/HULL UR AREA MAPLE STREET/077-A INCREM  
 TIF Taxing District Inc. Number: 840446  
 TIF Taxing District Base Year: 2019  
 FY TIF Revenue First Received: 0  
 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	254,690	0	0	0	0	254,690	0	254,690
Taxable	0	143,672	0	0	0	0	143,672	0	143,672
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	10,120	143,672	143,672	0	0

FY 2022 TIF Revenue Received: 3,766