

Annual Urban Renewal Report, Fiscal Year 2022 - 2023

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: 4,009,246

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: 138,077 0 Amount of 07-01-2022 Cash Balance Restricted for LMI

TIF Revenue:	595,488
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	595,488

Rebate Expenditures:	0
Non-Rebate Expenditures:	634,116
Returned to County Treasurer:	0
Total Expenditures:	634,116

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: 99,449 0 Amount of 06-30-2023 Cash Balance Restricted for LMI

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 3,275,681

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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	27,715,360

Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	33,905,500	37,841,939	0	0	-7,408	72,560,480	0	72,560,480
Taxable	0	18,353,126	34,057,745	0	0	-7,408	52,926,501	0	52,926,501
Homestead Credits									18

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: 74,377 0 **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 423,116
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 423,116

Rebate Expenditures: 0
 Non-Rebate Expenditures: 453,576
 Returned to County Treasurer: 0
Total Expenditures: 453,576

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: 43,917 0 **Amount of 06-30-2023 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:	305,000
Interest:	22,800
Total:	327,800
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:	2,785,000
Interest:	255,756
Total:	3,040,756
Annual Appropriation?:	Yes
Date Incurred:	05/19/2021
FY of Last Payment:	2029

Bond Fees/Misc Charges

Debt/Obligation Type:	Other Debt
Principal:	600
Interest:	0

Total:	600
Annual Appropriation?:	No
Date Incurred:	07/01/2021
FY of Last Payment:	2022

Non-Rebates For ARNOLDS PARK URBAN RENEWAL

TIF Expenditure Amount: 34,516
 Tied To Debt: 2021 GO Refunding Bonds
 Tied To Project: West Broadway St Reconstruction

TIF Expenditure Amount: 16,190
 Tied To Debt: 2021 GO Refunding Bonds
 Tied To Project: Broadway Trails and Lighting

TIF Expenditure Amount: 21,073
 Tied To Debt: 2021 GO Refunding Bonds
 Tied To Project: Cemetary and War Memorial

TIF Expenditure Amount: 17,886
 Tied To Debt: 2021 GO Refunding Bonds
 Tied To Project: City Park Redevelopment

TIF Expenditure Amount: 4,366
 Tied To Debt: 2021 GO Refunding Bonds
 Tied To Project: Lake Shore Drive

TIF Expenditure Amount: 1,393
 Tied To Debt: 2021 GO Refunding Bonds
 Tied To Project: Lake Street Lighting

TIF Expenditure Amount: 746
 Tied To Debt: 2021 GO Refunding Bonds
 Tied To Project: Hwy 71 Welcome Signs

TIF Expenditure Amount: 2,438
 Tied To Debt: 2021 GO Refunding Bonds
 Tied To Project: Zephyr Drive Storm Sewer and Parking

TIF Expenditure Amount: 1,481
 Tied To Debt: 2021 GO Refunding Bonds
 Tied To Project: Water Loop - West Broadway

TIF Expenditure Amount: 2,459
 Tied To Debt: 2021 GO Refunding Bonds
 Tied To Project: Parking - Legion/Hwy 71

TIF Expenditure Amount: 99,157
 Tied To Debt: 2021 GO Refunding Bonds
 Tied To Project: Hwy 71 - Landscape & Ltg.

TIF Expenditure Amount: 162,121
 Tied To Debt: 2021 GO Refunding Bonds
 Tied To Project: Sewer / Stormsewer - Hwy 71

TIF Expenditure Amount: 89,150
 Tied To Debt: 2019 GO Refunding Bonds
 Tied To Project: City Park Redevelopment

TIF Expenditure Amount: 600
 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 2023

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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	33,905,500	37,841,939	0	0	-7,408	72,560,480	0	72,560,480
Taxable	0	18,353,126	34,057,745	0	0	-7,408	52,926,501	0	52,926,501
Homestead Credits									18

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	15,725,400	52,926,501	27,715,360	25,211,141	394,465

FY 2023 TIF Revenue Received: 423,116

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	2,024,990

Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	167,599,900	3,819,600	0	0	-61,116	174,433,084	0	174,433,084
Taxable	0	90,722,182	3,437,640	0	0	-61,116	96,058,829	0	96,058,829
Homestead Credits									170

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: 35,547 0 **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 31,592
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 31,592

Rebate Expenditures: 0
 Non-Rebate Expenditures: 33,140
 Returned to County Treasurer: 0
Total Expenditures: 33,140

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: 33,999 0 **Amount of 06-30-2023 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:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	04/06/2016
FY of Last Payment:	2022

Blight Remediation - Hinshaw

Debt/Obligation Type:	Internal Loans
Principal:	21,251
Interest:	0
Total:	21,251
Annual Appropriation?:	No
Date Incurred:	10/29/2018
FY of Last Payment:	2022

URA Amendment Fees

Debt/Obligation Type:	Internal Loans
Principal:	11,889
Interest:	0
Total:	11,889
Annual Appropriation?:	No
Date Incurred:	03/10/2021
FY of Last Payment:	2023

Non-Rebates For ARNOLDS PARK #2 URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	2016A GO Bond (Portion)
Tied To Project:	Dam Road - Helms Dr.

TIF Expenditure Amount:	0
Tied To Debt:	2016A GO Bond (Portion)
Tied To Project:	East Broadway

TIF Expenditure Amount:	0
Tied To Debt:	2016A GO Bond (Portion)
Tied To Project:	Forest Park Road

TIF Expenditure Amount:	0
Tied To Debt:	2016A GO Bond (Portion)
Tied To Project:	240th Ave.

TIF Expenditure Amount:	21,251
Tied To Debt:	Blight Remediation - Hinshaw
Tied To Project:	Blight Remediation

TIF Expenditure Amount:	11,889
Tied To Debt:	URA Amendment Fees
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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	167,599,900	3,819,600	0	0	-61,116	174,433,084	0	174,433,084
Taxable	0	90,722,182	3,437,640	0	0	-61,116	96,058,829	0	96,058,829
Homestead Credits									170

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	19,691,600	96,058,829	2,024,990	94,033,839	1,471,296

FY 2023 TIF Revenue Received: 31,592

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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	9,006,746

Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	16,904,800	17,529,500	0	0	0	34,434,300	0	34,434,300
Taxable	0	9,150,594	15,776,550	0	0	0	24,927,144	0	24,927,144
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: 28,153 0 **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 140,780
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 140,780

Rebate Expenditures: 0
 Non-Rebate Expenditures: 147,400
 Returned to County Treasurer: 0
Total Expenditures: 147,400

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: 21,533 0 **Amount of 06-30-2023 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:	0
Interest:	0
Total:	0
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:	560,000
Interest:	46,350
Total:	606,350
Annual Appropriation?:	No
Date Incurred:	09/26/2020
FY of Last Payment:	2027

Bond fee/charges

Debt/Obligation Type:	Other Debt
Principal:	600
Interest:	0
Total:	600
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:	146,800
Tied To Debt:	2019 GO Refunding Bonds
Tied To Project:	Linden Dr. Street Projects

TIF Expenditure Amount:	600
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.

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2023

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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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	16,904,800	17,529,500	0	0	0	34,434,300	0	34,434,300
Taxable	0	9,150,594	15,776,550	0	0	0	24,927,144	0	24,927,144
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	862,900	24,927,144	9,006,746	15,920,398	249,098

FY 2023 TIF Revenue Received: 140,780