

Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Levy Authority Summary

Local Government Name: WINTERSET
Local Government Number: 61G583

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
WINTERSET URBAN RENEWAL	61001	8
WINTERSET CORKREAN-WATTS PLAT 2 URBAN RENEWAL	61007	1
WINTERSET ARBOR PARK URBAN RENEWAL	61009	8
WINTERSET CEDAR WOODS URBAN RENEWAL	61010	9
WINTERSET CORKREAN-WATTS PLAT 5 URBAN RENEWAL	61011	10
WINTERSET NORTH STONE VILLAGE 1 URBAN RENEWAL	61012	4
WINTERSET NELSON ACRES URBAN RENEWAL	61014	5
WINTERSET GLENWOOD HOUSING URBAN RENEWAL	61015	3
WINTERSET CASPER COMMERCIAL URBAN RENEWAL	61016	2
WINTERSET STOVER ADDITION URBAN RENEWAL	61017	4
WINTERSET NORTH STONE 2 URBAN RENEWAL	61018	2
WINTERSET NORTH STONE 3 URBAN RENEWAL	61019	4
STOVER ADDITION URBAN RENEWAL	61022	0
ARBOR PARK 3 URBAN RENEWAL	61023	3
CORK/WATTS 2 PLAT 6 URBAN RENEWAL	61024	3
NORTH STONE 3 URBAN RENEWAL	61025	0

TIF Debt Outstanding: 9,595,906

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:		Amount of 07-01-2022 Cash Balance Restricted for LMI	
	895,684	0	
TIF Revenue:	1,377,700		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	1,377,700		
Rebate Expenditures:	725,740		
Non-Rebate Expenditures:	224,633		
Returned to County Treasurer:	0		
Total Expenditures:	950,373		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:	1,323,011	0	Amount of 06-30-2023 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance:**

7,322,522

Urban Renewal Area Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET URBAN RENEWAL
 UR Area Number: 61001

UR Area Creation Date: 06/1989

UR Area Purpose: To stimulate private investment in industrial/commercial expansion and area redevelopment. To construct necessary public facilities to enhance the City's attractiveness to developers and overall redevelopment efforts.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WINTERSET CITY/WINTERSET SCH/TIF INCR	610062	610064	12,206,916
WINTERSET CITY AG/WINTERSET SCH/TIF INCR	610063	610065	4,309
WINTERSET CITY/WINTERSET SCH/TIF INCR	610069	610068	1,095,325
WINTERSET CITY AG/WINTERSET SCH/TIF INCR	610071	610070	12,238
WINTERSET CITY/WINTERSET SCH/AIR PORT REN TIF INCR	610098	610099	6,464
WINTERSET CITY AG/WINTERSET SCH/AIR PORT REN TIF INCR	610100	610101	19,248
WINTERSET CITY/WINTERSET SCH/URBAN RENE TIF INCR	610105	610106	4,918,781
WINTERSET CITY/WINTERSET SCH/WINTERSET URB TIF INCR	610270	610271	904,579

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	163,500	4,618,000	47,547,238	2,938,800	0	-3,704	59,470,296	0	59,470,296
Taxable	145,582	2,499,728	42,792,517	2,644,920	0	-3,704	50,760,673	0	50,760,673
Homestead Credits									17

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:	802,354	0	Amount of 07-01-2022 Cash Balance Restricted for LMI
TIF Revenue:	650,820		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	650,820		
Rebate Expenditures:	154,794		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
Total Expenditures:	154,794		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:	1,298,380	0	Amount of 06-30-2023 Cash Balance Restricted for LMI
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Projects For WINTERSET URBAN RENEWAL

Agriland FS

Description:	Agriland FS expansion
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	No

Grip Tite Mfg. 2007

Description:	Grip Tite Mfg. 2007 expansion
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

Library Project

Description:	Library Project
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	Yes

2006 Streetscape

Description:	2006 Streetscape Project
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Hy-Vee Store

Description:	Hy-Vee grocery store development
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Agrivision John Deere

Description:	John Deere dealership development
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	No

2014 Streetscape

Description:	2014 Streetscape Project
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

City Hall Improvements

Description:	City Hall HVAC Improvement Project
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

Downtown Facade Project

Description:	Downtown revitalization partnership with businesses
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

2007 Streetscape

Description:	2007 Streetscape Project
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

2008 Streetscape

Description:	2008 Streetscape Project
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

2009 Streetscape

Description:	2009 Streetscape Project
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For WINTERSET URBAN RENEWAL

2012 GO Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	120,000
Interest:	2,580
Total:	122,580
Annual Appropriation?:	No
Date Incurred:	03/29/2012
FY of Last Payment:	2023

Hy-Vee Dev. Agr.

Debt/Obligation Type:	Rebates
Principal:	492,710
Interest:	0
Total:	492,710
Annual Appropriation?:	Yes
Date Incurred:	09/12/2013
FY of Last Payment:	2027

Agrivision John Deere

Debt/Obligation Type:	Rebates
Principal:	424,414
Interest:	0
Total:	424,414
Annual Appropriation?:	Yes
Date Incurred:	05/04/2016
FY of Last Payment:	2024

2015 GO Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,380,000
Interest:	27,875
Total:	1,407,875
Annual Appropriation?:	No
Date Incurred:	03/12/2015
FY of Last Payment:	2028

2016 GO Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	311,000
Interest:	33,528
Total:	344,528
Annual Appropriation?:	No
Date Incurred:	11/22/2016
FY of Last Payment:	2027

2019 GO Debt

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	960,000
Interest:	110,400

Total:	1,070,400
Annual Appropriation?:	No
Date Incurred:	08/14/2019
FY of Last Payment:	2029

Agriland FS

Debt/Obligation Type:	Rebates
Principal:	1,200,000
Interest:	0
Total:	1,200,000
Annual Appropriation?:	Yes
Date Incurred:	01/04/2021
FY of Last Payment:	2035

Non-Rebates For WINTERSET URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	2012 GO Bond
Tied To Project:	2006 Streetscape

TIF Expenditure Amount:	0
Tied To Debt:	2012 GO Bond
Tied To Project:	2008 Streetscape

TIF Expenditure Amount:	0
Tied To Debt:	2012 GO Bond
Tied To Project:	2007 Streetscape

TIF Expenditure Amount:	0
Tied To Debt:	2015 GO Bond
Tied To Project:	2009 Streetscape

TIF Expenditure Amount:	0
Tied To Debt:	2015 GO Bond
Tied To Project:	2014 Streetscape

TIF Expenditure Amount:	0
Tied To Debt:	2015 GO Bond
Tied To Project:	Library Project

TIF Expenditure Amount:	0
Tied To Debt:	2016 GO Bond
Tied To Project:	City Hall Improvements

TIF Expenditure Amount:	0
Tied To Debt:	2019 GO Debt
Tied To Project:	Downtown Facade Project

Rebates For WINTERSET URBAN RENEWAL

HyVee Inc.

TIF Expenditure Amount:	92,182
Rebate Paid To:	HyVee Inc.
Tied To Debt:	Hy-Vee Dev. Agr.
Tied To Project:	Hy-Vee Store
Projected Final FY of Rebate:	2027

Agrivision

TIF Expenditure Amount:	39,500
Rebate Paid To:	Agrivision
Tied To Debt:	Agrivision John Deere
Tied To Project:	Agrivision John Deere
Projected Final FY of Rebate:	2026

Agriland FS

TIF Expenditure Amount:	23,112
Rebate Paid To:	Agriland FS
Tied To Debt:	Agriland FS
Tied To Project:	Agriland FS
Projected Final FY of Rebate:	2035

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TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET URBAN RENEWAL (61001)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH/TIF INCR
 TIF Taxing District Inc. Number: 610064

TIF Taxing District Base Year: 0
 FY TIF Revenue First Received: 1991
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	06/1989

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	3,472,400	21,771,180	2,755,000	0	-1,852	30,416,548	0	30,416,548
Taxable	0	1,879,614	19,594,062	2,479,500	0	-1,852	25,493,962	0	25,493,962
Homestead Credits									13

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	4,115,489	25,493,962	12,206,916	13,287,046	439,715

FY 2023 TIF Revenue Received: 414,470

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET URBAN RENEWAL (61001)
 TIF Taxing District Name: WINTERSET CITY AG/WINTERSET SCH/TIF INCR
 TIF Taxing District Inc. Number: 610065

TIF Taxing District Base Year: 0
 FY TIF Revenue First Received: 1991
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
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	28,400	0	0	0	0	0	28,400	0	28,400
Taxable	25,287	0	0	0	0	0	25,287	0	25,287
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	19,400	9,000	4,309	4,691	104

FY 2023 TIF Revenue Received: 146

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TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET URBAN RENEWAL (61001)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH/TIF INCR
 TIF Taxing District Inc. Number: 610068
 TIF Taxing District Base Year: 0
 FY TIF Revenue First Received: 1991
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
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	0	3,532,200	0	0	0	3,532,200	0	3,532,200
Taxable	0	0	3,178,980	0	0	0	3,178,980	0	3,178,980
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	1,244,630	2,287,570	1,095,325	1,192,245	39,456

FY 2023 TIF Revenue Received: 37,190

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET URBAN RENEWAL (61001)
 TIF Taxing District Name: WINTERSET CITY AG/WINTERSET SCH/TIF INCR
 TIF Taxing District Inc. Number: 610070
 TIF Taxing District Base Year: 0
 FY TIF Revenue First Received: 1991
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
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	50,800	0	0	0	0	0	50,800	0	50,800
Taxable	45,233	0	0	0	0	0	45,233	0	45,233
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	25,240	25,560	12,238	13,322	295

FY 2023 TIF Revenue Received: 416

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TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET URBAN RENEWAL (61001)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH/AIR PORT REN TIF INCR
 TIF Taxing District Inc. Number: 610099
 TIF Taxing District Base Year: 0
 FY TIF Revenue First Received: 1991
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
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	0	61,900	0	0	0	61,900	0	61,900
Taxable	0	0	55,710	0	0	0	55,710	0	55,710
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	48,400	13,500	6,464	7,036	233

FY 2023 TIF Revenue Received: 219

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET URBAN RENEWAL (61001)
 TIF Taxing District Name: WINTERSET CITY AG/WINTERSET SCH/AIR PORT REN TIF INCR
 TIF Taxing District Inc. Number: 610101
 TIF Taxing District Base Year: 0
 FY TIF Revenue First Received: 1991
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
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	84,300	0	0	0	0	0	84,300	0	84,300
Taxable	75,062	0	0	0	0	0	75,062	0	75,062
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	44,100	40,200	19,248	20,952	465

FY 2023 TIF Revenue Received: 654

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TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET URBAN RENEWAL (61001)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH/URBAN RENE TIF INCR
 TIF Taxing District Inc. Number: 610106
 TIF Taxing District Base Year: 0
 FY TIF Revenue First Received: 1991
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
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	1,145,600	13,654,758	183,800	0	-1,852	16,768,948	0	16,768,948
Taxable	0	620,114	12,289,285	165,420	0	-1,852	14,211,959	0	14,211,959
Homestead Credits									4

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	6,498,000	10,272,800	4,918,781	5,354,019	177,183

FY 2023 TIF Revenue Received: 167,011

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET URBAN RENEWAL (61001)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH/WINTERSET URB TIF INCR
 TIF Taxing District Inc. Number: 610271
 TIF Taxing District Base Year: 2020
 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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	8,527,200	0	0	0	8,527,200	0	8,527,200
Taxable	0	0	7,674,480	0	0	0	7,674,480	0	7,674,480
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	6,638,000	1,889,200	904,579	984,621	32,585

FY 2023 TIF Revenue Received: 30,714

Urban Renewal Area Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET CORKREAN-WATTS PLAT 2 URBAN RENEWAL
 UR Area Number: 61007

UR Area Creation Date: 06/2003

UR Area Purpose: To stimulate new residential housing development and to assist low & moderate income families with their housing needs.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WINTERSET CITY/WINTERSET SCH/CORKREAN WATTS TIF INCR	610113	610114	0

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	5,625,100	0	0	0	-5,556	5,619,544	0	5,619,544
Taxable	0	3,044,879	0	0	0	-5,556	3,039,323	0	3,039,323
Homestead Credits									13

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: **24,875** **0** **Amount of 07-01-2022 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 06-30-2023: **24,875** **0** **Amount of 06-30-2023 Cash Balance Restricted for LMI**

Income Housing For WINTERSET CORKREAN-WATTS PLAT 2 URBAN RENEWAL

Amount of FY 2023 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
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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:	0
Other low and moderate income housing assistance:	0

TIF Taxing District Data Collection

Local Government Name:	WINTERSET (61G583)		
Urban Renewal Area:	WINTERSET CORKREAN-WATTS PLAT 2 URBAN RENEWAL (61007)		
TIF Taxing District Name:	WINTERSET CITY/WINTERSET SCH/CORKREAN WATTS TIF INCR		
TIF Taxing District Inc. Number:	610114		
TIF Taxing District Base Year:	2002		
FY TIF Revenue First Received:	2007		
Subject to a Statutory end date?	No		

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2003

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	5,625,100	0	0	0	-5,556	5,619,544	0	5,619,544
Taxable	0	3,044,879	0	0	0	-5,556	3,039,323	0	3,039,323
Homestead Credits									13

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	7,900	3,039,323	0	3,039,323	100,582

FY 2023 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET ARBOR PARK URBAN RENEWAL
 UR Area Number: 61009

UR Area Creation Date: 10/2006

UR Area Purpose: To stimulate private investment in new residential housing. To finance the costs of streets, water, sanitary & storm sewers, or other public facilities in support of new housing development. To provide assistance for LMI housing on a City-wide basis.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WINTERSET CITY/WINTERSET SCH-ARBOR PARK WFD INCR	610119	610120	736,919
WINTERSET CITY/ WINTERSET SCH/ ARBOR PARK LOT 2 PLAT1 TIF INCR	610128	610129	112,406
WINTERSET CITY/ WINTERSET SCH/ARBOR PARK/WFD -INCR	610146	610147	226,741
WINTERSET CITY/ WINTERSET SCH/ ARBOR PARK P1 LOT 13 TIF INCR	610165	610166	123,363
WINTERSET CITY/ WINTERSET SCH/ ARBOR PARK P1 LOT 11 TIF INCR	610173	610174	142,255
WINTERSET CITY/ WINTERSET SCH/ ARBOR PARK P1 LOT 14 TIF INCR	610185	610189	141,983
WINTERSET CITY/ WINTERSET SCH/ ARBOR PARK P2 LOTS 2-6 9AB 10AB TIF INCR	610200	610201	1,080,762
WINTERSET CITY/ WINTERSET SCH/ ARBOR PARK P2 LOTS 1 7 8B-C TIF INCR	610207	610208	478,890

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	5,635,900	0	0	0	-7,408	5,628,492	0	5,628,492
Taxable	0	3,050,727	0	0	0	-7,408	3,043,319	0	3,043,319
Homestead Credits									17

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: -2,277 0 **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 121,872
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 121,872

Rebate Expenditures: 76,291
 Non-Rebate Expenditures: 45,581
 Returned to County Treasurer: 0
Total Expenditures: 121,872

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: -2,277 0 **Amount of 06-30-2023 Cash Balance Restricted for LMI**

Projects For WINTERSET ARBOR PARK URBAN RENEWAL

Arbor Park Development Agr

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

LMI Requirement

Description:	LMI housing assistance
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

Arbor Park Plat 3

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

LMI Requirement

Description:	LMI Requirement
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For WINTERSET ARBOR PARK URBAN RENEWAL

Arbor Park Development Agr

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	10/02/2006
FY of Last Payment:	2028

LMI Requirement

	Outstanding LMI Housing
Debt/Obligation Type:	Obligations
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	10/02/2006
FY of Last Payment:	2028

Arbor Park Plat 2 Dev.Agr.

Debt/Obligation Type:	Rebates
Principal:	87,052
Interest:	0
Total:	87,052
Annual Appropriation?:	Yes
Date Incurred:	05/18/2015
FY of Last Payment:	2037

LMI Requirement Plat 2

	Outstanding LMI Housing
Debt/Obligation Type:	Obligations
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	05/18/2015
FY of Last Payment:	2037

Non-Rebates For WINTERSET ARBOR PARK URBAN RENEWAL

TIF Expenditure Amount:	45,581
Tied To Debt:	LMI Requirement
Tied To Project:	LMI Requirement

Rebates For WINTERSET ARBOR PARK URBAN RENEWAL

Arbor Park Development Agr

TIF Expenditure Amount:	76,291
Rebate Paid To:	Corkrean Development Inc.
Tied To Debt:	Arbor Park Development Agr
Tied To Project:	Arbor Park Development Agr
Projected Final FY of Rebate:	2028

Income Housing For WINTERSET ARBOR PARK URBAN RENEWAL

Amount of FY 2023 expenditures that provide or aid in the provision of public improvements related to housing and residential development: 72,315

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: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET ARBOR PARK URBAN RENEWAL (61009)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH-ARBOR PARK WFD INCR
 TIF Taxing District Inc. Number: 610120
 TIF Taxing District Base Year: 2007
 FY TIF Revenue First Received: 2010
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2028

	UR Designation
Slum	No
Blighted	No
Economic Development	10/2006

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	1,364,800	0	0	0	-1,852	1,362,948	0	1,362,948
Taxable	0	738,771	0	0	0	-1,852	736,919	0	736,919
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	98,000	736,919	736,919	0	0

FY 2023 TIF Revenue Received: 29,510

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET ARBOR PARK URBAN RENEWAL (61009)
 TIF Taxing District Name: WINTERSET CITY/ WINTERSET SCH/ ARBOR PARK LOT 2 PLAT1 TIF INCR
 TIF Taxing District Inc. Number: 610129
 TIF Taxing District Base Year: 2008
 FY TIF Revenue First Received: 2010
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2028

	UR Designation
Slum	No
Blighted	No
Economic Development	10/2006

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	214,500	0	0	0	-3,704	210,796	0	210,796
Taxable	0	116,110	0	0	0	-3,704	112,406	0	112,406
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	300	112,406	112,406	0	0

FY 2023 TIF Revenue Received: 4,501

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TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET ARBOR PARK URBAN RENEWAL (61009)
 TIF Taxing District Name: WINTERSET CITY/ WINTERSET SCH/ARBOR PARK/WFD -INCR
 TIF Taxing District Inc. Number: 610147
 TIF Taxing District Base Year: 2009
 FY TIF Revenue First Received: 2010
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2028

	UR Designation
Slum	No
Blighted	No
Economic Development	10/2006

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	422,300	0	0	0	-1,852	420,448	0	420,448
Taxable	0	228,593	0	0	0	-1,852	226,741	0	226,741
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	33,300	226,741	226,741	0	0

FY 2023 TIF Revenue Received: 9,080

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET ARBOR PARK URBAN RENEWAL (61009)
 TIF Taxing District Name: WINTERSET CITY/ WINTERSET SCH/ ARBOR PARK P1 LOT 13 TIF INCR
 TIF Taxing District Inc. Number: 610166
 TIF Taxing District Base Year: 2012
 FY TIF Revenue First Received: 2014
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
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	227,900	0	0	0	0	227,900	0	227,900
Taxable	0	123,363	0	0	0	0	123,363	0	123,363
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	12,000	123,363	123,363	0	0

FY 2023 TIF Revenue Received: 4,940

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TIF Taxing District Data Collection

Local Government Name:	WINTERSET (61G583)
Urban Renewal Area:	WINTERSET ARBOR PARK URBAN RENEWAL (61009)
TIF Taxing District Name:	WINTERSET CITY/ WINTERSET SCH/ ARBOR PARK P1 LOT 11 TIF INCR
TIF Taxing District Inc. Number:	610174
TIF Taxing District Base Year:	2013
FY TIF Revenue First Received:	2010
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
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	262,800	0	0	0	0	262,800	0	262,800
Taxable	0	142,255	0	0	0	0	142,255	0	142,255
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	11,300	142,255	142,255	0	0

FY 2023 TIF Revenue Received: 5,697

TIF Taxing District Data Collection

Local Government Name:	WINTERSET (61G583)
Urban Renewal Area:	WINTERSET ARBOR PARK URBAN RENEWAL (61009)
TIF Taxing District Name:	WINTERSET CITY/ WINTERSET SCH/ ARBOR PARK P1 LOT 14 TIF INCR
TIF Taxing District Inc. Number:	610189
TIF Taxing District Base Year:	2015
FY TIF Revenue First Received:	2017
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
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	262,300	0	0	0	0	262,300	0	262,300
Taxable	0	141,983	0	0	0	0	141,983	0	141,983
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	18,200	141,983	141,983	0	0

FY 2023 TIF Revenue Received: 5,686

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TIF Taxing District Data Collection

Local Government Name:	WINTERSET (61G583)
Urban Renewal Area:	WINTERSET ARBOR PARK URBAN RENEWAL (61009)
TIF Taxing District Name:	WINTERSET CITY/ WINTERSET SCH/ ARBOR PARK P2 LOTS 2-6 9AB 10AB TIF INCR
TIF Taxing District Inc. Number:	610201
TIF Taxing District Base Year:	2016
FY TIF Revenue First Received:	2018
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
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	1,996,600	0	0	0	0	1,996,600	0	1,996,600
Taxable	0	1,080,762	0	0	0	0	1,080,762	0	1,080,762
Homestead Credits									8

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	395,300	1,080,762	1,080,762	0	0

FY 2023 TIF Revenue Received: 43,280

TIF Taxing District Data Collection

Local Government Name:	WINTERSET (61G583)
Urban Renewal Area:	WINTERSET ARBOR PARK URBAN RENEWAL (61009)
TIF Taxing District Name:	WINTERSET CITY/ WINTERSET SCH/ ARBOR PARK P2 LOTS 1 7 8B-C TIF INCR
TIF Taxing District Inc. Number:	610208
TIF Taxing District Base Year:	2017
FY TIF Revenue First Received:	2019
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
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	884,700	0	0	0	0	884,700	0	884,700
Taxable	0	478,890	0	0	0	0	478,890	0	478,890
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	46,400	478,890	478,890	0	0

FY 2023 TIF Revenue Received: 19,178

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Urban Renewal Area Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET CEDAR WOODS URBAN RENEWAL
 UR Area Number: 61010

UR Area Creation Date: 11/2006

UR Area Purpose: To stimulate private investment in new residential development. To help finance the cost of streets, water, sanitary & storm sewer and other public facilities to support housing development. To provide assistance for LMI housing on a City-wide basis.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WINTERSET CITY/WINTERSET SCH-CEDAR WOODS URB WFD INCR	610124	610125	709,799
WINTERSET CITY/WINTERSET SCH/ CEDARWOODS / WFD INCREMENT	610130	610131	482,126
WINTERSET CITY/ WINTERSET SCH/ CEDAR WOODS TIF INCR	610157	610158	196,439
WINTERSET CITY/ WINTERSET SCH/ CEDAR WOODS P1 LOTS 28 & 30 TIF INCR	610167	610168	550,449
WINTERSET CITY/WINTERSET SCH/WFD/CEDAR WOODS P1 LOT 16 TIF INCREM	610179	610180	278,987
WINTERSET CITY/ WINTERSET SCH/ CEDAR WOODS P1 L18, P2 L3 6 TIF INCR	610186	610190	696,387
WINTERSET CITY/ WINTERSET SCH/ CEDAR WOODS TIF INCR	610196	610197	495,183
WINTERSET CITY/ WINTERSET SCH/ CEDAR WOODS P1 LOT 26 TIF INCR	610209	610210	230,648
WINTERSET CITY/WINTERSET SCH/CEDAR WOODS PLT 1&2 TIF INCR	610256	610257	787,100

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	8,542,900	0	0	0	-3,704	8,539,196	0	8,539,196
Taxable	0	4,624,291	0	0	0	-3,704	4,620,587	0	4,620,587
Homestead Credits									17

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: 100 0 **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 146,530
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 146,530

Rebate Expenditures: 91,728
 Non-Rebate Expenditures: 54,802
 Returned to County Treasurer: 0
Total Expenditures: 146,530

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: 100 0 **Amount of 06-30-2023 Cash Balance Restricted for LMI**

Projects For WINTERSET CEDAR WOODS URBAN RENEWAL

Cedar Woods Development

Description:	Cedar Woods Plat 1 Development
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

LMI Requirement

Description:	LMI housing assistance
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For WINTERSET CEDAR WOODS URBAN RENEWAL

Cedar Woods Development Agr.

Debt/Obligation Type:	Rebates
Principal:	232,189
Interest:	0
Total:	232,189
Annual Appropriation?:	Yes
Date Incurred:	11/20/2006
FY of Last Payment:	2028

LMI Requirement

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/20/2006
FY of Last Payment:	2028

Non-Rebates For WINTERSET CEDAR WOODS URBAN RENEWAL

TIF Expenditure Amount:	54,802
Tied To Debt:	LMI Requirement
Tied To Project:	LMI Requirement

Rebates For WINTERSET CEDAR WOODS URBAN RENEWAL

Cedar Woods

TIF Expenditure Amount:	91,728
Rebate Paid To:	Zuendel Investments, Inc.
Tied To Debt:	Cedar Woods Development Agr.
Tied To Project:	Cedar Woods Development
Projected Final FY of Rebate:	2028

Income Housing For WINTERSET CEDAR WOODS URBAN RENEWAL

Amount of FY 2023 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: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET CEDAR WOODS URBAN RENEWAL (61010)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH-CEDAR WOODS URB WFD INCR
 TIF Taxing District Inc. Number: 610125
 TIF Taxing District Base Year: 2007
 FY TIF Revenue First Received: 2010
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2028

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	1,314,700	0	0	0	-1,852	1,312,848	0	1,312,848
Taxable	0	711,651	0	0	0	-1,852	709,799	0	709,799
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	5,400	709,799	709,799	0	0

FY 2023 TIF Revenue Received: 23,493

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET CEDAR WOODS URBAN RENEWAL (61010)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH/ CEDARWOODS / WFD INCREMENT
 TIF Taxing District Inc. Number: 610131
 TIF Taxing District Base Year: 2008
 FY TIF Revenue First Received: 2010
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2028

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	894,100	0	0	0	-1,852	892,248	0	892,248
Taxable	0	483,978	0	0	0	-1,852	482,126	0	482,126
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	14,300	482,126	482,126	0	0

FY 2023 TIF Revenue Received: 15,958

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TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET CEDAR WOODS URBAN RENEWAL (61010)
 TIF Taxing District Name: WINTERSET CITY/ WINTERSET SCH/ CEDAR WOODS TIF INCR
 TIF Taxing District Inc. Number: 610158
 TIF Taxing District Base Year: 2011
 FY TIF Revenue First Received: 2011
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2028

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	362,900	0	0	0	0	362,900	0	362,900
Taxable	0	196,439	0	0	0	0	196,439	0	196,439
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	6,600	196,439	196,439	0	0

FY 2023 TIF Revenue Received: 6,502

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET CEDAR WOODS URBAN RENEWAL (61010)
 TIF Taxing District Name: WINTERSET CITY/ WINTERSET SCH/ CEDAR WOODS P1 LOTS 28 & 30 TIF INCR
 TIF Taxing District Inc. Number: 610168
 TIF Taxing District Base Year: 2012
 FY TIF Revenue First Received: 2014
 Subject to a Statutory end date? No

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	1,016,900	0	0	0	0	1,016,900	0	1,016,900
Taxable	0	550,449	0	0	0	0	550,449	0	550,449
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	21,800	550,449	550,449	0	0

FY 2023 TIF Revenue Received: 18,219

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TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET CEDAR WOODS URBAN RENEWAL (61010)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH/WFD/CEDAR WOODS P1 LOT 16 TIF INCREM
 TIF Taxing District Inc. Number: 610180
 TIF Taxing District Base Year: 2014
 FY TIF Revenue First Received: 2017
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
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	515,400	0	0	0	0	515,400	0	515,400
Taxable	0	278,987	0	0	0	0	278,987	0	278,987
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	16,500	278,987	278,987	0	0

FY 2023 TIF Revenue Received: 9,234

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET CEDAR WOODS URBAN RENEWAL (61010)
 TIF Taxing District Name: WINTERSET CITY/ WINTERSET SCH/ CEDAR WOODS P1 L18, P2 L3 6 TIF INCR
 TIF Taxing District Inc. Number: 610190
 TIF Taxing District Base Year: 2015
 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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,286,500	0	0	0	0	1,286,500	0	1,286,500
Taxable	0	696,387	0	0	0	0	696,387	0	696,387
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	23,200	696,387	696,387	0	0

FY 2023 TIF Revenue Received: 23,049

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TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET CEDAR WOODS URBAN RENEWAL (61010)
 TIF Taxing District Name: WINTERSET CITY/ WINTERSET SCH/ CEDAR WOODS TIF INCR
 TIF Taxing District Inc. Number: 610197
 TIF Taxing District Base Year: 2016
 FY TIF Revenue First Received: 2018
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
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	914,800	0	0	0	0	914,800	0	914,800
Taxable	0	495,183	0	0	0	0	495,183	0	495,183
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	70,700	495,183	495,183	0	0

FY 2023 TIF Revenue Received: 16,390

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET CEDAR WOODS URBAN RENEWAL (61010)
 TIF Taxing District Name: WINTERSET CITY/ WINTERSET SCH/ CEDAR WOODS P1 LOT 26 TIF INCR
 TIF Taxing District Inc. Number: 610210
 TIF Taxing District Base Year: 2017
 FY TIF Revenue First Received: 2019
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
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	426,100	0	0	0	0	426,100	0	426,100
Taxable	0	230,648	0	0	0	0	230,648	0	230,648
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	19,800	230,648	230,648	0	0

FY 2023 TIF Revenue Received: 7,634

TIF Taxing District Data Collection

Local Government Name:	WINTERSET (61G583)
Urban Renewal Area:	WINTERSET CEDAR WOODS URBAN RENEWAL (61010)
TIF Taxing District Name:	WINTERSET CITY/WINTERSET SCH/CEDAR WOODS PLT 1&2 TIF INCR
TIF Taxing District Inc. Number:	610257
TIF Taxing District Base Year:	2020
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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,811,500	0	0	0	0	1,811,500	0	1,811,500
Taxable	0	980,569	0	0	0	0	980,569	0	980,569
Homestead Credits									4

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	1,024,400	787,100	787,100	0	0

FY 2023 TIF Revenue Received: 26,051

Urban Renewal Area Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET CORKREAN-WATTS PLAT 5 URBAN RENEWAL
 UR Area Number: 61011

UR Area Creation Date: 09/2006

UR Area Purpose: To stimulate new residential housing development and to assist low & moderate income families with their housing needs.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WINTERSET CITY/ WINTERSET SCH/ CORK-WATTS P5 TIF INCR	610121	610122	0
WINTERSET CITY/ WINTERSET SCH/ CORK-WATTS P5 TIF INCR	610132	610133	0
WINTERSET CITY/ WINTERSET SCH/ CORK-WATTS P5 TIF INCR	610148	610149	0
WINTERSET CITY/ WINTERSET SCH/ CORK-WATTS P5 TIF INCR	610159	610160	0
WINTERSET CITY/ WINTERSET SCH/ CORK-WATTS P5 LOTS 3 9A 9B 12 TIF INCR	610163	610164	0
WINTERSET CITY/ WINTERSET SCH/ CORK-WATTS P5 LOTS 16 18 24A 24B 29 TIF INCR	610177	610178	0
WINTERSET CITY/ WINTERSET SCH/ CORK-WATTS P5 LOTS 2 22 10A 10B TIF INCR	610181	610182	0
WINTERSET CITY/ WINTERSET SCH/ CORK-WATTS P5 LOTS 19 21 TIF INCR	610187	610191	0
WINTERSET CITY/ WINTERSET SCH/ CORK-WATTS P5 LOTS 1 11 17 20-27 TIF INCR	610198	610199	0
WINTERSET CITY/ WINTERSET SCH/ CORK-WATTS P5 LOTS 4 26 28 TIF INCR	610211	610212	0

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	9,483,600	0	0	0	-12,964	9,470,636	0	9,470,636
Taxable	0	5,133,497	0	0	0	-12,964	5,120,533	0	5,120,533
Homestead Credits									28

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: 0 0 **Amount of 07-01-2022 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 06-30-2023: 0 0 **Amount of 06-30-2023 Cash Balance Restricted for LMI**

Projects For WINTERSET CORKREAN-WATTS PLAT 5 URBAN RENEWAL

Corkrean & Watts Plat 5

Description:	Corkrean & Watts Plat 5 development
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

LMI Requirement

Description:	LMI housing assistance
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For WINTERSET CORKREAN-WATTS PLAT 5 URBAN RENEWAL

Corkrean & Watts Plat 5 Dev.Agr.

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	10/02/2006
FY of Last Payment:	2028

LMI Requirement

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	10/02/2006
FY of Last Payment:	2028

Non-Rebates For WINTERSET CORKREAN-WATTS PLAT 5 URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	LMI Requirement
Tied To Project:	LMI Requirement

Rebates For WINTERSET CORKREAN-WATTS PLAT 5 URBAN RENEWAL

Corkrean & Watts Plat 5

TIF Expenditure Amount:	0
Rebate Paid To:	Corkrean & Watts Development Co.
Tied To Debt:	Corkrean & Watts Plat 5 Dev.Agr.
Tied To Project:	Corkrean & Watts Plat 5
Projected Final FY of Rebate:	2028

Income Housing For WINTERSET CORKREAN-WATTS PLAT 5 URBAN RENEWAL

Amount of FY 2023 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
<hr/>	
Lots for low and moderate income housing:	53,190
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:	38,656
Other low and moderate income housing assistance:	0

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET CORKREAN-WATTS PLAT 5 URBAN RENEWAL (61011)
 TIF Taxing District Name: WINTERSET CITY/ WINTERSET SCH/ CORK-WATTS P5 TIF INCR
 TIF Taxing District Inc. Number: 610122
 TIF Taxing District Base Year: 2007
 FY TIF Revenue First Received: 2010
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2006

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	1,030,900	0	0	0	-5,556	1,025,344	0	1,025,344
Taxable	0	558,029	0	0	0	-5,556	552,473	0	552,473
Homestead Credits									4

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	500	552,473	0	552,473	18,283

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET CORKREAN-WATTS PLAT 5 URBAN RENEWAL (61011)
 TIF Taxing District Name: WINTERSET CITY/ WINTERSET SCH/ CORK-WATTS P5 TIF INCR
 TIF Taxing District Inc. Number: 610133
 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: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2006

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	864,700	0	0	0	-1,852	862,848	0	862,848
Taxable	0	468,065	0	0	0	-1,852	466,213	0	466,213
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	400	466,213	0	466,213	15,429

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET CORKREAN-WATTS PLAT 5 URBAN RENEWAL (61011)
 TIF Taxing District Name: WINTERSET CITY/ WINTERSET SCH/ CORK-WATTS P5 TIF INCR
 TIF Taxing District Inc. Number: 610149
 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: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2006

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	304,200	0	0	0	0	304,200	0	304,200
Taxable	0	164,664	0	0	0	0	164,664	0	164,664
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	100	164,664	0	164,664	5,449

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET CORKREAN-WATTS PLAT 5 URBAN RENEWAL (61011)
 TIF Taxing District Name: WINTERSET CITY/ WINTERSET SCH/ CORK-WATTS P5 TIF INCR
 TIF Taxing District Inc. Number: 610160
 TIF Taxing District Base Year: 2011
 FY TIF Revenue First Received: 2014
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2006

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	232,200	0	0	0	0	232,200	0	232,200
Taxable	0	125,691	0	0	0	0	125,691	0	125,691
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	14,900	125,691	0	125,691	4,160

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET CORKREAN-WATTS PLAT 5 URBAN RENEWAL (61011)
 TIF Taxing District Name: WINTERSET CITY/ WINTERSET SCH/ CORK-WATTS P5 LOTS 3 9A 9B 12 TIF INCR
 TIF Taxing District Inc. Number: 610164
 TIF Taxing District Base Year: 2012
 FY TIF Revenue First Received: 2015
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
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	1,051,300	0	0	0	-1,852	1,049,448	0	1,049,448
Taxable	0	569,071	0	0	0	-1,852	567,219	0	567,219
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	51,200	567,219	0	567,219	18,771

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET CORKREAN-WATTS PLAT 5 URBAN RENEWAL (61011)
 TIF Taxing District Name: WINTERSET CITY/ WINTERSET SCH/ CORK-WATTS P5 LOTS 16 18 24A 24B 29
 TIF INCR
 TIF Taxing District Inc. Number: 610178
 TIF Taxing District Base Year: 2013
 FY TIF Revenue First Received: 2016
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
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	1,287,900	0	0	0	-1,852	1,286,048	0	1,286,048
Taxable	0	697,145	0	0	0	-1,852	695,293	0	695,293
Homestead Credits									5

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	63,100	695,293	0	695,293	23,010

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WINTERSET (61G583)
Urban Renewal Area:	WINTERSET CORKREAN-WATTS PLAT 5 URBAN RENEWAL (61011)
TIF Taxing District Name:	WINTERSET CITY/ WINTERSET SCH/ CORK-WATTS P5 LOTS 2 22 10A 10B TIF INCR
TIF Taxing District Inc. Number:	610182
TIF Taxing District Base Year:	2014
FY TIF Revenue First Received:	2017
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2028

UR Designation	
Slum	No
Blighted	No
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	1,054,200	0	0	0	0	1,054,200	0	1,054,200
Taxable	0	570,640	0	0	0	0	570,640	0	570,640
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	51,000	570,640	0	570,640	18,884

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WINTERSET (61G583)
Urban Renewal Area:	WINTERSET CORKREAN-WATTS PLAT 5 URBAN RENEWAL (61011)
TIF Taxing District Name:	WINTERSET CITY/ WINTERSET SCH/ CORK-WATTS P5 LOTS 19 21 TIF INCR
TIF Taxing District Inc. Number:	610191
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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	617,000	0	0	0	0	617,000	0	617,000
Taxable	0	333,984	0	0	0	0	333,984	0	333,984
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	29,800	333,984	0	333,984	11,053

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WINTERSET (61G583)
Urban Renewal Area:	WINTERSET CORKREAN-WATTS PLAT 5 URBAN RENEWAL (61011)
TIF Taxing District Name:	WINTERSET CITY/ WINTERSET SCH/ CORK-WATTS P5 LOTS 1 11 17 20-27 TIF INCR
TIF Taxing District Inc. Number:	610199
TIF Taxing District Base Year:	2016
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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,158,300	0	0	0	-1,852	2,156,448	0	2,156,448
Taxable	0	1,168,292	0	0	0	-1,852	1,166,440	0	1,166,440
Homestead Credits									5

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	432,200	1,166,440	0	1,166,440	38,602

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WINTERSET (61G583)
Urban Renewal Area:	WINTERSET CORKREAN-WATTS PLAT 5 URBAN RENEWAL (61011)
TIF Taxing District Name:	WINTERSET CITY/ WINTERSET SCH/ CORK-WATTS P5 LOTS 4 26 28 TIF INCR
TIF Taxing District Inc. Number:	610212
TIF Taxing District Base Year:	2017
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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	882,900	0	0	0	0	882,900	0	882,900
Taxable	0	477,916	0	0	0	0	477,916	0	477,916
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	51,000	477,916	0	477,916	15,816

FY 2023 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Urban Renewal Area Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET NORTH STONE VILLAGE 1 URBAN RENEWAL
 UR Area Number: 61012

UR Area Creation Date: 05/2007

UR Area Purpose: To stimulate private investment in new commercial and residential development, to help finance the cost of public improvements, to provide assistance for LMI housing on a City-wide basis, and to increase the number of affordable housing units.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WINTERSET CITY/WINTERSET SCH/ NORTH STONE VLG PLAT 1 TIF INCR	610126	610127	245,187
WINTERSET CITY/WINTERSET SCH/NORTH STONE 1 FAREWAY TIF INCR	610171	610172	643,481
WINTERSET CITY/ WINTERSET SCH/ NORTH STONE 1 OTHER 1 TIF INCR	610204	610205	841,289
WINTERSET CITY/ WINTERSET SCH/ NORTH STONE 1 OTHER 2 TIF INCR	610217	610218	149,541

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	0	7,644,100	0	0	0	7,644,100	0	7,644,100
Taxable	0	0	6,879,690	0	0	0	6,879,690	0	6,879,690
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: 51,940 0 **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 58,744
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 58,744

Rebate Expenditures: 92,620
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 92,620

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: 18,064 0 **Amount of 06-30-2023 Cash Balance Restricted for LMI**

Projects For WINTERSET NORTH STONE VILLAGE 1 URBAN RENEWAL

North Stone Village Phase 1

Description:	commercial development
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

Fareway Store

Description:	Fareway Store construction
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

8th Avenue Paving

Description:	paving 8th Avenue
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Clark Insurance

Description:	commercial development
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

4th Avenue Paving

Description:	paving 4th Avenue
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Cobblestone Inn

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

Debts/Obligations For WINTERSET NORTH STONE VILLAGE 1 URBAN RENEWAL

North Stone Village Dev. Agr.

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	05/21/2007
FY of Last Payment:	2028

2012 GO Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	120,000
Interest:	0
Total:	120,000
Annual Appropriation?:	No
Date Incurred:	03/29/2012
FY of Last Payment:	2023

Scot Clark Dev. Agr.

Debt/Obligation Type:	Rebates
Principal:	26,598
Interest:	0
Total:	26,598
Annual Appropriation?:	Yes
Date Incurred:	11/04/2013
FY of Last Payment:	2021

4th Avenue Paving Dev.Agr.

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	08/29/2013
FY of Last Payment:	2025

Winterset Hotel Group

Debt/Obligation Type:	Rebates
Principal:	494,621
Interest:	0
Total:	494,621
Annual Appropriation?:	Yes
Date Incurred:	10/08/2014
FY of Last Payment:	2027

Non-Rebates For WINTERSET NORTH STONE VILLAGE 1 URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	2012 GO Bond
Tied To Project:	8th Avenue Paving

Rebates For WINTERSET NORTH STONE VILLAGE 1 URBAN RENEWAL

North Stone Village Phase 1

TIF Expenditure Amount:	34,044
Rebate Paid To:	Corkrean Properties LLC
Tied To Debt:	North Stone Village Dev. Agr.
Tied To Project:	North Stone Village Phase 1
Projected Final FY of Rebate:	2028

Scot Clark

TIF Expenditure Amount:	2,683
Rebate Paid To:	Scot Clark
Tied To Debt:	Scot Clark Dev. Agr.
Tied To Project:	Clark Insurance
Projected Final FY of Rebate:	2021

Winterset Hotel Group

TIF Expenditure Amount:	43,210
Rebate Paid To:	Winterset Hotel Group
Tied To Debt:	Winterset Hotel Group
Tied To Project:	Cobblelestone Inn
Projected Final FY of Rebate:	2024

4th Ave Paving

TIF Expenditure Amount:	12,683
Rebate Paid To:	Corkrean Properties LLC
Tied To Debt:	4th Avenue Paving Dev.Agr.
Tied To Project:	4th Avenue Paving
Projected Final FY of Rebate:	2028

▲ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

TIF Taxing District Data Collection

Local Government Name:	WINTERSET (61G583)
Urban Renewal Area:	WINTERSET NORTH STONE VILLAGE 1 URBAN RENEWAL (61012)
TIF Taxing District Name:	WINTERSET CITY/WINTERSET SCH/ NORTH STONE VLG PLAT 1 TIF INCR
TIF Taxing District Inc. Number:	610127
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:	2028

	UR Designation
Slum	No
Blighted	No
Economic Development	05/2007

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	0	997,200	0	0	0	997,200	0	997,200
Taxable	0	0	897,480	0	0	0	897,480	0	897,480
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	800	897,480	245,187	652,293	21,587

FY 2023 TIF Revenue Received: 7,663

TIF Taxing District Data Collection

Local Government Name:	WINTERSET (61G583)
Urban Renewal Area:	WINTERSET NORTH STONE VILLAGE 1 URBAN RENEWAL (61012)
TIF Taxing District Name:	WINTERSET CITY/WINTERSET SCH/NORTH STONE 1 FAREWAY TIF INCR
TIF Taxing District Inc. Number:	610172
TIF Taxing District Base Year:	2011
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	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	0	2,617,100	0	0	0	2,617,100	0	2,617,100
Taxable	0	0	2,355,390	0	0	0	2,355,390	0	2,355,390
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	160,200	2,355,390	643,481	1,711,909	56,653

FY 2023 TIF Revenue Received: 20,112

▲ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

TIF Taxing District Data Collection

Local Government Name:	WINTERSET (61G583)
Urban Renewal Area:	WINTERSET NORTH STONE VILLAGE 1 URBAN RENEWAL (61012)
TIF Taxing District Name:	WINTERSET CITY/ WINTERSET SCH/ NORTH STONE 1 OTHER 1 TIF INCR
TIF Taxing District Inc. Number:	610205
TIF Taxing District Base Year:	2012
FY TIF Revenue First Received:	2018
Subject to a Statutory end date?	No

	UR Designation
Slum	No
Blighted	No
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	0	3,421,600	0	0	0	3,421,600	0	3,421,600
Taxable	0	0	3,079,440	0	0	0	3,079,440	0	3,079,440
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	136,500	3,079,440	841,289	2,238,151	74,068

FY 2023 TIF Revenue Received: 26,295

TIF Taxing District Data Collection

Local Government Name:	WINTERSET (61G583)
Urban Renewal Area:	WINTERSET NORTH STONE VILLAGE 1 URBAN RENEWAL (61012)
TIF Taxing District Name:	WINTERSET CITY/ WINTERSET SCH/ NORTH STONE 1 OTHER 2 TIF INCR
TIF Taxing District Inc. Number:	610218
TIF Taxing District Base Year:	2017
FY TIF Revenue First Received:	2020
Subject to a Statutory end date?	No

	UR Designation
Slum	No
Blighted	No
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	0	608,200	0	0	0	608,200	0	608,200
Taxable	0	0	547,380	0	0	0	547,380	0	547,380
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	700	547,380	149,541	397,839	13,166

FY 2023 TIF Revenue Received: 4,674

Urban Renewal Area Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET NELSON ACRES URBAN RENEWAL
 UR Area Number: 61014

UR Area Creation Date: 02/2011

UR Area Purpose: To promote and stimulate new LMI residential housing development. Housing units completed in connection with this project will be purchased exclusively by families of low & moderate income.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WINTERSET CITY/WINTERSET SCH/ NELSON ACRES P4 TIF INCR	610155	610156	111,779
WINTERSET CORP WINTERSET SCH NELSON ACRES PLAT4 -INCR	610161	610162	110,642
WINTERSET CITY/WINTERSET SCH/WFD/NELSON ACRES P4 LOT 8 TIF INCR	610175	610176	125,191
WINTERSET CITY/WINTERSET SCH/WFD/NELSON ACRES P4 LOT 7 TIF INCR	610183	610184	125,798
WINTERSET CITY/ WINTERSET SCH/ NELSON ACRES P4 LOT 11 TIF INCR	610188	610192	124,229

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	1,107,500	0	0	0	-1,852	1,105,648	0	1,105,648
Taxable	0	599,491	0	0	0	-1,852	597,639	0	597,639
Homestead Credits									2

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

TIF Revenue:	19,789
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	19,789

Rebate Expenditures:	19,789
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	19,789

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

Projects For WINTERSET NELSON ACRES URBAN RENEWAL

Nelson Acres Development

Description:	Nelson Acres LMI Housing Development
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For WINTERSET NELSON ACRES URBAN RENEWAL

Nelson Acres Development Agr.

Debt/Obligation Type:	Rebates
Principal:	55,509
Interest:	0
Total:	55,509
Annual Appropriation?:	Yes
Date Incurred:	03/21/2011
FY of Last Payment:	2027

Rebates For WINTERSET NELSON ACRES URBAN RENEWAL

Nelson Acres Development Agr.

TIF Expenditure Amount:	19,789
Rebate Paid To:	Winterset Comm School District
Tied To Debt:	Nelson Acres Development Agr.
Tied To Project:	Nelson Acres Development
Projected Final FY of Rebate:	2027

Development Agreement requires that all housing units constructed in this URA be made available exclusively to LMI families.

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

110000

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TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET NELSON ACRES URBAN RENEWAL (61014)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH/ NELSON ACRES P4 TIF INCR
 TIF Taxing District Inc. Number: 610156
 TIF Taxing District Base Year: 2010
 FY TIF Revenue First Received: 2013
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2027

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2011

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	206,500	0	0	0	0	206,500	0	206,500
Taxable	0	111,779	0	0	0	0	111,779	0	111,779
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	800	111,779	111,779	0	0

FY 2023 TIF Revenue Received: 3,701

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET NELSON ACRES URBAN RENEWAL (61014)
 TIF Taxing District Name: WINTERSET CORP WINTERSET SCH NELSON ACRES PLAT4 -INCR
 TIF Taxing District Inc. Number: 610162
 TIF Taxing District Base Year: 2011
 FY TIF Revenue First Received: 2014
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2027

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2011

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	204,400	0	0	0	0	204,400	0	204,400
Taxable	0	110,642	0	0	0	0	110,642	0	110,642
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	800	110,642	110,642	0	0

FY 2023 TIF Revenue Received: 3,664

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TIF Taxing District Data Collection

Local Government Name:	WINTERSET (61G583)
Urban Renewal Area:	WINTERSET NELSON ACRES URBAN RENEWAL (61014)
TIF Taxing District Name:	WINTERSET CITY/WINTERSET SCH/WFD/NELSON ACRES P4 LOT 8 TIF INCR
TIF Taxing District Inc. Number:	610176
TIF Taxing District Base Year:	2013
FY TIF Revenue First Received:	2016
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2027

	UR Designation
Slum	No
Blighted	No
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	234,700	0	0	0	-1,852	232,848	0	232,848
Taxable	0	127,043	0	0	0	-1,852	125,191	0	125,191
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	800	125,191	125,191	0	0

FY 2023 TIF Revenue Received: 4,145

TIF Taxing District Data Collection

Local Government Name:	WINTERSET (61G583)
Urban Renewal Area:	WINTERSET NELSON ACRES URBAN RENEWAL (61014)
TIF Taxing District Name:	WINTERSET CITY/WINTERSET SCH/WFD/NELSON ACRES P4 LOT 7 TIF INCR
TIF Taxing District Inc. Number:	610184
TIF Taxing District Base Year:	2014
FY TIF Revenue First Received:	2017
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2027

	UR Designation
Slum	No
Blighted	No
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	232,400	0	0	0	0	232,400	0	232,400
Taxable	0	125,798	0	0	0	0	125,798	0	125,798
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	800	125,798	125,798	0	0

FY 2023 TIF Revenue Received: 4,165

TIF Taxing District Data Collection

Local Government Name:	WINTERSET (61G583)
Urban Renewal Area:	WINTERSET NELSON ACRES URBAN RENEWAL (61014)
TIF Taxing District Name:	WINTERSET CITY/ WINTERSET SCH/ NELSON ACRES P4 LOT 11 TIF INCR
TIF Taxing District Inc. Number:	610192
TIF Taxing District Base Year:	2015
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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	229,500	0	0	0	0	229,500	0	229,500
Taxable	0	124,229	0	0	0	0	124,229	0	124,229
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	0	124,229	124,229	0	0

FY 2023 TIF Revenue Received: 4,114

Urban Renewal Area Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET GLENWOOD HOUSING URBAN RENEWAL
 UR Area Number: 61015

UR Area Creation Date: 07/2017

UR Area Purpose: To stimulate private investment in new residential housing. To finance the costs of streets, water, sanitary & storm sewers, or other public facilities in support o

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WINTERSET CITY/ WINTERSET SCH/ GLENWOOD TIF INCR	610202	610203	3,519,014
WINTERSET CITY/ WINTERSET SCH/ GLENWOOD P1 LOT 8 TIF INCR	610215	610216	75,566
WINTERSET CITY/WINTERSET SCH/GLENWOOD TIF INCR	610268	610269	912,100

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	8,571,700	0	0	0	-1,852	8,569,848	0	8,569,848
Taxable	0	4,639,888	0	0	0	-1,852	4,638,036	0	4,638,036
Homestead Credits									9

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

TIF Revenue: 149,149
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 149,149

Rebate Expenditures: 92,681
 Non-Rebate Expenditures: 56,468
 Returned to County Treasurer: 0
Total Expenditures: 149,149

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

Projects For WINTERSET GLENWOOD HOUSING URBAN RENEWAL

Glenwood Housing URA

Description:	Housing Rebate
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For WINTERSET GLENWOOD HOUSING URBAN RENEWAL

Glenwood URA

Debt/Obligation Type:	Rebates
Principal:	561,261
Interest:	0
Total:	561,261
Annual Appropriation?:	Yes
Date Incurred:	07/15/2015
FY of Last Payment:	2025

LMI REQUIREMENT

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	145,890
Interest:	0
Total:	145,890
Annual Appropriation?:	No
Date Incurred:	07/15/2015
FY of Last Payment:	2025

Non-Rebates For WINTERSET GLENWOOD HOUSING URBAN RENEWAL

TIF Expenditure Amount:	56,468
Tied To Debt:	LMI REQUIREMENT
Tied To Project:	Glenwood Housing URA

Rebates For WINTERSET GLENWOOD HOUSING URBAN RENEWAL

Glenwood URA

TIF Expenditure Amount:	92,681
Rebate Paid To:	Glen7wood Development
Tied To Debt:	Glenwood URA
Tied To Project:	Glenwood Housing URA
Projected Final FY of Rebate:	2025

Income Housing For WINTERSET GLENWOOD HOUSING URBAN RENEWAL

Amount of FY 2023 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
<hr/>	
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:	41,284
Other low and moderate income housing assistance:	0

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET GLENWOOD HOUSING URBAN RENEWAL (61015)
 TIF Taxing District Name: WINTERSET CITY/ WINTERSET SCH/ GLENWOOD TIF INCR
 TIF Taxing District Inc. Number: 610203
 TIF Taxing District Base Year: 2016
 FY TIF Revenue First Received: 2019
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
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	6,501,000	0	0	0	0	6,501,000	0	6,501,000
Taxable	0	3,519,014	0	0	0	0	3,519,014	0	3,519,014
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	897,000	3,519,014	3,519,014	0	0

FY 2023 TIF Revenue Received: 116,462

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET GLENWOOD HOUSING URBAN RENEWAL (61015)
 TIF Taxing District Name: WINTERSET CITY/ WINTERSET SCH/ GLENWOOD P1 LOT 8 TIF INCR
 TIF Taxing District Inc. Number: 610216
 TIF Taxing District Base Year: 2017
 FY TIF Revenue First Received: 2020
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
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	139,600	0	0	0	0	139,600	0	139,600
Taxable	0	75,566	0	0	0	0	75,566	0	75,566
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	2,800	75,566	75,566	0	0

FY 2023 TIF Revenue Received: 2,501

TIF Taxing District Data Collection

Local Government Name:	WINTERSET (61G583)
Urban Renewal Area:	WINTERSET GLENWOOD HOUSING URBAN RENEWAL (61015)
TIF Taxing District Name:	WINTERSET CITY/WINTERSET SCH/GLENWOOD TIF INCR
TIF Taxing District Inc. Number:	610269
TIF Taxing District Base Year:	2020
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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,931,100	0	0	0	-1,852	1,929,248	0	1,929,248
Taxable	0	1,045,308	0	0	0	-1,852	1,043,456	0	1,043,456
Homestead Credits									8

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	1,019,000	912,100	912,100	0	0

FY 2023 TIF Revenue Received: 30,186

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Urban Renewal Area Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET CASPER COMMERCIAL URBAN RENEWAL
 UR Area Number: 61016

UR Area Creation Date: 08/2017

UR Area Purpose: To stimulate private investment in new commercial and residential development, to help finance the cost of public improvements, to provide assistance for LMI housing on a City-wide basis, and to increase the number of affordable housing units.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WINTERSET CITY/ WINTERSET SCH/ CASPER 1ST LOT 1 TIF INCR	610213	610214	897,930
WINTERSET CITY/WINTERSET SCH/CASPER COMM TIF INCR	610272	610273	327,400

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	0	2,025,000	0	0	0	2,025,000	0	2,025,000
Taxable	0	0	1,822,500	0	0	0	1,822,500	0	1,822,500
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: -15,268 0 **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 40,551
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 40,551

Rebate Expenditures: 46,869
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 46,869

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: -21,586 0 **Amount of 06-30-2023 Cash Balance Restricted for LMI**

Projects For WINTERSET CASPER COMMERCIAL URBAN RENEWAL

Casper Commercial

Description:	Casper Plat Commercial Lots
Classification:	Commercial - office properties
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For WINTERSET CASPER COMMERCIAL URBAN RENEWAL

Casper Commerical Development

Debt/Obligation Type:	Rebates
Principal:	570,248
Interest:	0
Total:	570,248
Annual Appropriation?:	Yes
Date Incurred:	08/21/2017
FY of Last Payment:	2027

Rebates For WINTERSET CASPER COMMERCIAL URBAN RENEWAL

Casper Commercial

TIF Expenditure Amount:	46,869
Rebate Paid To:	Casper Family
Tied To Debt:	Casper Commerical Development
Tied To Project:	Casper Commercial
Projected Final FY of Rebate:	2028

▲ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

TIF Taxing District Data Collection

Local Government Name:	WINTERSET (61G583)
Urban Renewal Area:	WINTERSET CASPER COMMERCIAL URBAN RENEWAL (61016)
TIF Taxing District Name:	WINTERSET CITY/ WINTERSET SCH/ CASPER 1ST LOT 1 TIF INCR
TIF Taxing District Inc. Number:	610214
TIF Taxing District Base Year:	2017
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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	997,700	0	0	0	997,700	0	997,700
Taxable	0	0	897,930	0	0	0	897,930	0	897,930
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	3,200	897,930	897,930	0	0

FY 2023 TIF Revenue Received: 29,716

TIF Taxing District Data Collection

Local Government Name:	WINTERSET (61G583)
Urban Renewal Area:	WINTERSET CASPER COMMERCIAL URBAN RENEWAL (61016)
TIF Taxing District Name:	WINTERSET CITY/WINTERSET SCH/CASPER COMM TIF INCR
TIF Taxing District Inc. Number:	610273
TIF Taxing District Base Year:	2020
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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,027,300	0	0	0	1,027,300	0	1,027,300
Taxable	0	0	924,570	0	0	0	924,570	0	924,570
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	699,900	327,400	327,400	0	0

FY 2023 TIF Revenue Received: 10,835

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Urban Renewal Area Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET STOVER ADDITION URBAN RENEWAL
 UR Area Number: 61017

UR Area Creation Date: 02/2018

UR Area Purpose: To stimulate private investment in new commercial and residential development, to help finance the cost of public improvements, to provide assistance for LMI housing on a City-wide basis, and to increase the number of affordable housing units.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WINTERSET CITY/ WINTERSET SCH/ STOVER ADDN LOT 9 TIF INCR	610229	610230	233,735
WINTERSET CITY/WINTERSET SCH/STOVER ADD TIF INC	610240	610241	405,868
WINTERSET CITY/WINTERSET SCH/STOVER ADD TIF INC	610250	610251	451,001
WINTERSET CITY/WINTERSET SCH/STOVER ADD TIF INCR	610260	610261	161,400

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	2,367,500	0	0	0	-3,704	2,363,796	0	2,363,796
Taxable	0	1,281,533	0	0	0	-3,704	1,277,829	0	1,277,829
Homestead Credits									5

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

TIF Revenue: 41,453
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 41,453

Rebate Expenditures: 40,806
 Non-Rebate Expenditures: 15,614
 Returned to County Treasurer: 0
Total Expenditures: 56,420

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: -14,967 0 **Amount of 06-30-2023 Cash Balance Restricted for LMI**

Projects For WINTERSET STOVER ADDITION URBAN RENEWAL

Stover Plat 1

Description:	Stover Plat 1 residential dev
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

LMI Stover Plat 1

Description:	LMI
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For WINTERSET STOVER ADDITION URBAN RENEWAL

Stover Plat 1

Debt/Obligation Type:	Rebates
Principal:	275,319
Interest:	0
Total:	275,319
Annual Appropriation?:	Yes
Date Incurred:	02/19/2018
FY of Last Payment:	2030

LMI Requirement Stover Plat 1

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	98,834
Interest:	0
Total:	98,834
Annual Appropriation?:	No
Date Incurred:	02/19/2018
FY of Last Payment:	2030

Non-Rebates For WINTERSET STOVER ADDITION URBAN RENEWAL

TIF Expenditure Amount:	15,614
Tied To Debt:	LMI Requirement Stover Plat 1
Tied To Project:	LMI Stover Plat 1

Rebates For WINTERSET STOVER ADDITION URBAN RENEWAL

Stover

TIF Expenditure Amount:	40,806
Rebate Paid To:	Stover
Tied To Debt:	Stover Plat 1
Tied To Project:	Stover Plat 1
Projected Final FY of Rebate:	2028

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

TIF Taxing District Data Collection

Local Government Name:	WINTERSET (61G583)
Urban Renewal Area:	WINTERSET STOVER ADDITION URBAN RENEWAL (61017)
TIF Taxing District Name:	WINTERSET CITY/ WINTERSET SCH/ STOVER ADDN LOT 9 TIF INCR
TIF Taxing District Inc. Number:	610230
TIF Taxing District Base Year:	2017
FY TIF Revenue First Received:	2020
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
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	431,800	0	0	0	0	431,800	0	431,800
Taxable	0	233,735	0	0	0	0	233,735	0	233,735
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	6,200	233,735	233,735	0	0

FY 2023 TIF Revenue Received: 7,739

TIF Taxing District Data Collection

Local Government Name:	WINTERSET (61G583)
Urban Renewal Area:	WINTERSET STOVER ADDITION URBAN RENEWAL (61017)
TIF Taxing District Name:	WINTERSET CITY/WINTERSET SCH/STOVER ADD TIF INC
TIF Taxing District Inc. Number:	610241
TIF Taxing District Base Year:	2018
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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	749,800	0	0	0	0	749,800	0	749,800
Taxable	0	405,868	0	0	0	0	405,868	0	405,868
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	9,200	405,868	405,868	0	0

FY 2023 TIF Revenue Received: 13,438

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TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET STOVER ADDITION URBAN RENEWAL (61017)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH/STOVER ADD TIF INC
 TIF Taxing District Inc. Number: 610251
 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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	836,600	0	0	0	-1,852	834,748	0	834,748
Taxable	0	452,853	0	0	0	-1,852	451,001	0	451,001
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	209,200	451,001	451,001	0	0

FY 2023 TIF Revenue Received: 14,932

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET STOVER ADDITION URBAN RENEWAL (61017)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH/STOVER ADD TIF INCR
 TIF Taxing District Inc. Number: 610261
 TIF Taxing District Base Year: 2020
 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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	349,300	0	0	0	-1,852	347,448	0	347,448
Taxable	0	189,077	0	0	0	-1,852	187,225	0	187,225
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	187,900	161,400	161,400	0	0

FY 2023 TIF Revenue Received: 5,344

Urban Renewal Area Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET NORTH STONE 2 URBAN RENEWAL
 UR Area Number: 61018

UR Area Creation Date: 07/2016

UR Area Purpose: To stimulate private investment in new residential apart housing. To finance the costs of streets, water, sanitary & storm sewers, or other public facilities in support of new housing development. To provide assistance for LMI housing on a City-wide basis.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WINTERSET CITY/ WINTERSET SCH/ NORTH STONE #2 LOT 1 TIF INCR	610232	610233	136,782
WINTERSET CITY/WINTERSET SCH/NORTH STONE 2 TIF INCR	610274	610275	182,929

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	0	0	0	0	0	1,694,600	0	1,694,600
Taxable	0	0	0	0	0	0	1,080,307	0	1,080,307
Homestead Credits									0

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

TIF Revenue: 10,580
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 10,580

Rebate Expenditures: 24,118
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 24,118

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: -13,538 0 **Amount of 06-30-2023 Cash Balance Restricted for LMI**

Projects For WINTERSET NORTH STONE 2 URBAN RENEWAL

North Stone Apartments

Description:	North Stone Apartments construction
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For WINTERSET NORTH STONE 2 URBAN RENEWAL

North Stone Apartments

Debt/Obligation Type:	Rebates
Principal:	58,439
Interest:	0
Total:	58,439
Annual Appropriation?:	Yes
Date Incurred:	06/20/2016
FY of Last Payment:	2026

Rebates For WINTERSET NORTH STONE 2 URBAN RENEWAL

North Stone #2

TIF Expenditure Amount:	24,118
Rebate Paid To:	Corkrean
Tied To Debt:	North Stone Apartments
Tied To Project:	North Stone Apartments
Projected Final FY of Rebate:	2028

TIF Taxing District Data Collection

Local Government Name:	WINTERSET (61G583)
Urban Renewal Area:	WINTERSET NORTH STONE 2 URBAN RENEWAL (61018)
TIF Taxing District Name:	WINTERSET CITY/ WINTERSET SCH/ NORTH STONE #2 LOT 1 TIF INCR
TIF Taxing District Inc. Number:	610233
TIF Taxing District Base Year:	2017
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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	725,000	0	725,000
Taxable	0	0	0	0	0	0	462,187	0	462,187
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	43,600	462,187	136,782	325,405	10,769

FY 2023 TIF Revenue Received: 4,526

TIF Taxing District Data Collection

Local Government Name:	WINTERSET (61G583)
Urban Renewal Area:	WINTERSET NORTH STONE 2 URBAN RENEWAL (61018)
TIF Taxing District Name:	WINTERSET CITY/WINTERSET SCH/NORTH STONE 2 TIF INCR
TIF Taxing District Inc. Number:	610275
TIF Taxing District Base Year:	2020
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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	969,600	0	969,600
Taxable	0	0	0	0	0	0	618,120	0	618,120
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	86,000	618,120	182,929	435,191	14,402

FY 2023 TIF Revenue Received: 6,054

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Urban Renewal Area Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET NORTH STONE 3 URBAN RENEWAL
 UR Area Number: 61019

UR Area Creation Date: 02/2018

UR Area Purpose: To stimulate private investment in new residential housing. To finance the costs of streets, water, sanitary & storm sewers, or other public facilities in support of new housing development. To provide assistance for LMI housing on a City-wide basis.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WINTERSET CITY/ WINTERSET SCH/ NORTH STONE #3 LOTS 2A-B TIF INCR	610235	610236	251,219
WINTERSET CITY/WINTERSET SCH/NORTH STONE 3 TIF INC	610246	610247	247,700
WINTERSET CITY/WINTERSET SCH/NORTH STONE 3 TIF INC	610248	610249	227,228
WINTERSET CITY/WINTERSET SCH/NORTH STONE 3 TIF INCR	610262	610263	776,756

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	2,783,300	0	0	0	-3,704	2,779,596	0	2,779,596
Taxable	0	1,506,607	0	0	0	-3,704	1,502,903	0	1,502,903
Homestead Credits									5

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

TIF Revenue: 44,895
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 44,895

Rebate Expenditures: 27,899
 Non-Rebate Expenditures: 16,996
 Returned to County Treasurer: 0
Total Expenditures: 44,895

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

Projects For WINTERSET NORTH STONE 3 URBAN RENEWAL

North Stone #3

Description:	North Stone #3 residential housing
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

North Stone LMI

Description:	LMI for North Stone #3
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For WINTERSET NORTH STONE 3 URBAN RENEWAL

North Stone #3

Debt/Obligation Type:	Rebates
Principal:	370,070
Interest:	0
Total:	370,070
Annual Appropriation?:	Yes
Date Incurred:	02/19/2018
FY of Last Payment:	2030

LMI North Stone #3

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	129,745
Interest:	0
Total:	129,745
Annual Appropriation?:	No
Date Incurred:	02/19/2018
FY of Last Payment:	2030

Non-Rebates For WINTERSET NORTH STONE 3 URBAN RENEWAL

TIF Expenditure Amount:	16,996
Tied To Debt:	LMI North Stone #3
Tied To Project:	North Stone LMI

Rebates For WINTERSET NORTH STONE 3 URBAN RENEWAL

North Stone #3

TIF Expenditure Amount:	27,899
Rebate Paid To:	Corkrean
Tied To Debt:	North Stone #3
Tied To Project:	North Stone #3
Projected Final FY of Rebate:	2028

Income Housing For WINTERSET NORTH STONE 3 URBAN RENEWAL

Amount of FY 2023 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:	WINTERSET (61G583)
Urban Renewal Area:	WINTERSET NORTH STONE 3 URBAN RENEWAL (61019)
TIF Taxing District Name:	WINTERSET CITY/ WINTERSET SCH/ NORTH STONE #3 LOTS 2A-B TIF INCR
TIF Taxing District Inc. Number:	610236
TIF Taxing District Base Year:	2017
FY TIF Revenue First Received:	2020
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
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	464,100	0	0	0	0	464,100	0	464,100
Taxable	0	251,219	0	0	0	0	251,219	0	251,219
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	1,000	251,219	251,219	0	0

FY 2023 TIF Revenue Received: 7,504

TIF Taxing District Data Collection

Local Government Name:	WINTERSET (61G583)
Urban Renewal Area:	WINTERSET NORTH STONE 3 URBAN RENEWAL (61019)
TIF Taxing District Name:	WINTERSET CITY/WINTERSET SCH/NORTH STONE 3 TIF INC
TIF Taxing District Inc. Number:	610247
TIF Taxing District Base Year:	2018
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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	457,600	0	0	0	0	457,600	0	457,600
Taxable	0	247,700	0	0	0	0	247,700	0	247,700
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	500	247,700	247,700	0	0

FY 2023 TIF Revenue Received: 7,399

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TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET NORTH STONE 3 URBAN RENEWAL (61019)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH/NORTH STONE 3 TIF INC
 TIF Taxing District Inc. Number: 610249
 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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	423,200	0	0	0	-1,852	421,348	0	421,348
Taxable	0	229,080	0	0	0	-1,852	227,228	0	227,228
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	1,200	227,228	227,228	0	0

FY 2023 TIF Revenue Received: 6,788

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: WINTERSET NORTH STONE 3 URBAN RENEWAL (61019)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH/NORTH STONE 3 TIF INCR
 TIF Taxing District Inc. Number: 610263
 TIF Taxing District Base Year: 2020
 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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,438,400	0	0	0	-1,852	1,436,548	0	1,436,548
Taxable	0	778,608	0	0	0	-1,852	776,756	0	776,756
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	1,100	776,756	776,756	0	0

FY 2023 TIF Revenue Received: 23,204

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Urban Renewal Area Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: STOVER ADDITION URBAN RENEWAL
 UR Area Number: 61022

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
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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	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 07-01-2022:	0	0	Amount of 07-01-2022 Cash Balance Restricted for LMI
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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 06-30-2023:	0	0	Amount of 06-30-2023 Cash Balance Restricted for LMI
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Urban Renewal Area Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: ARBOR PARK 3 URBAN RENEWAL
 UR Area Number: 61023

UR Area Creation Date: 02/2018

UR Area Purpose: To promote more affordable housing and facilitate the economic viability of the area.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WINTERSET CITY/WINTERSET SCH/ARBOR PK 3 TIF INC	610242	610243	688,754
WINTERSET CITY/WINTERSET SCH/ARBOR PK 3 TIF INC	610254	610255	851,196
WINTERSET CITY/WINTERSET SCH/ARBOR PK 3 PL 3 INCR	610266	610267	266,105

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	3,336,500	0	0	0	0	3,336,500	0	3,336,500
Taxable	0	1,806,055	0	0	0	0	1,806,055	0	1,806,055
Homestead Credits									10

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

TIF Revenue: 41,407
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 41,407

Rebate Expenditures: 25,888
 Non-Rebate Expenditures: 15,519
 Returned to County Treasurer: 0
Total Expenditures: 41,407

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

Projects For ARBOR PARK 3 URBAN RENEWAL

Arbor Park URA #3 Plat 3

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

Arbor Park LMI

Description:	LMI requirement
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For ARBOR PARK 3 URBAN RENEWAL

Arbor Park URA #3 Plat #3

Debt/Obligation Type:	Rebates
Principal:	402,214
Interest:	0
Total:	402,214
Annual Appropriation?:	Yes
Date Incurred:	02/19/2018
FY of Last Payment:	2028

Arbor Park URA #3 LMI

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	145,547
Interest:	0
Total:	145,547
Annual Appropriation?:	No
Date Incurred:	02/19/2018
FY of Last Payment:	2028

Non-Rebates For ARBOR PARK 3 URBAN RENEWAL

TIF Expenditure Amount:	15,519
Tied To Debt:	Arbor Park URA #3 LMI
Tied To Project:	Arbor Park LMI

Rebates For ARBOR PARK 3 URBAN RENEWAL

Arbor Park Plat 3

TIF Expenditure Amount:	25,888
Rebate Paid To:	Corkrean
Tied To Debt:	Arbor Park URA #3 Plat #3
Tied To Project:	Arbor Park URA #3 Plat 3
Projected Final FY of Rebate:	2028

Income Housing For ARBOR PARK 3 URBAN RENEWAL

Amount of FY 2023 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
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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:	0
Other low and moderate income housing assistance:	0

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: ARBOR PARK 3 URBAN RENEWAL (61023)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH/ARBOR PK 3 TIF INC
 TIF Taxing District Inc. Number: 610243
 TIF Taxing District Base Year: 2018
 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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,272,400	0	0	0	0	1,272,400	0	1,272,400
Taxable	0	688,754	0	0	0	0	688,754	0	688,754
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	55,600	688,754	688,754	0	0

FY 2023 TIF Revenue Received: 15,791

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: ARBOR PARK 3 URBAN RENEWAL (61023)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH/ARBOR PK 3 TIF INC
 TIF Taxing District Inc. Number: 610255
 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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,572,500	0	0	0	0	1,572,500	0	1,572,500
Taxable	0	851,196	0	0	0	0	851,196	0	851,196
Homestead Credits									5

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	232,400	851,196	851,196	0	0

FY 2023 TIF Revenue Received: 19,515

TIF Taxing District Data Collection

Local Government Name:	WINTERSET (61G583)
Urban Renewal Area:	ARBOR PARK 3 URBAN RENEWAL (61023)
TIF Taxing District Name:	WINTERSET CITY/WINTERSET SCH/ARBOR PK 3 PL 3 INCR
TIF Taxing District Inc. Number:	610267
TIF Taxing District Base Year:	2020
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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	491,600	0	0	0	0	491,600	0	491,600
Taxable	0	266,105	0	0	0	0	266,105	0	266,105
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	54,600	266,105	266,105	0	0

FY 2023 TIF Revenue Received: 6,101

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Urban Renewal Area Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: CORK/WATTS 2 PLAT 6 URBAN RENEWAL
 UR Area Number: 61024

UR Area Creation Date: 02/2018

UR Area Purpose: To create an affordable area for residential development and to improve the economic viability of the area.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WINTERSET CITY/WINTERSET SCH/CORK WATTS 3 TIF INC	610244	610245	1,160,486
WINTERSET CITY/WINTERSET SCH/CORK WATTS TIF INC	610252	610253	407,817
WINTERSET CITY/WINTERSET SCH/CORK WATTS 2 PL 6 TIF INCR	610264	610265	0

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	2,900,700	0	0	0	-1,852	2,898,848	0	2,898,848
Taxable	0	1,570,155	0	0	0	-1,852	1,568,303	0	1,568,303
Homestead Credits									7

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:

33,960

0

Amount of 07-01-2022 Cash Balance Restricted for LMI

TIF Revenue:	51,910
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	51,910

Rebate Expenditures:	32,257
Non-Rebate Expenditures:	19,653
Returned to County Treasurer:	0
Total Expenditures:	51,910

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:

33,960

0

Amount of 06-30-2023 Cash Balance Restricted for LMI

Projects For CORK/WATTS 2 PLAT 6 URBAN RENEWAL

Corkrean & Watts URA #2 Plat 6

Description:	Residential Development - rebates
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

Corkrean & Watts LMI

Description:	LMI Set aside
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For CORK/WATTS 2 PLAT 6 URBAN RENEWAL

Corkrean & Watts URA #2 Plat 6 rebates

Debt/Obligation Type:	Rebates
Principal:	560,761
Interest:	0
Total:	560,761
Annual Appropriation?:	Yes
Date Incurred:	02/19/2018
FY of Last Payment:	2028

Corkrean & Watts LMI

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	199,102
Interest:	0
Total:	199,102
Annual Appropriation?:	Yes
Date Incurred:	02/19/2028
FY of Last Payment:	2028

Non-Rebates For CORK/WATTS 2 PLAT 6 URBAN RENEWAL

TIF Expenditure Amount:	19,653
Tied To Debt:	Corkrean & Watts LMI
Tied To Project:	Corkrean & Watts LMI

Rebates For CORK/WATTS 2 PLAT 6 URBAN RENEWAL

Corkrean & Watts URA #2 Plat 6

TIF Expenditure Amount:	32,257
Rebate Paid To:	Corkrean
Tied To Debt:	Corkrean & Watts LMI
Tied To Project:	Corkrean & Watts LMI
Projected Final FY of Rebate:	2028

▲ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: CORK/WATTS 2 PLAT 6 URBAN RENEWAL (61024)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH/CORK WATTS 3 TIF INC
 TIF Taxing District Inc. Number: 610245
 TIF Taxing District Base Year: 2018
 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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,147,300	0	0	0	-1,852	2,145,448	0	2,145,448
Taxable	0	1,162,338	0	0	0	-1,852	1,160,486	0	1,160,486
Homestead Credits									4

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	3,500	1,160,486	1,160,486	0	0

FY 2023 TIF Revenue Received: 38,411

TIF Taxing District Data Collection

Local Government Name: WINTERSET (61G583)
 Urban Renewal Area: CORK/WATTS 2 PLAT 6 URBAN RENEWAL (61024)
 TIF Taxing District Name: WINTERSET CITY/WINTERSET SCH/CORK WATTS TIF INC
 TIF Taxing District Inc. Number: 610253
 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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	753,400	0	0	0	0	753,400	0	753,400
Taxable	0	407,817	0	0	0	0	407,817	0	407,817
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	2,300	407,817	407,817	0	0

FY 2023 TIF Revenue Received: 13,499

TIF Taxing District Data Collection

Local Government Name:	WINTERSET (61G583)		
Urban Renewal Area:	CORK/WATTS 2 PLAT 6 URBAN RENEWAL (61024)		
TIF Taxing District Name:	WINTERSET CITY/WINTERSET SCH/CORK WATTS 2 PL 6 TIF INCR		
TIF Taxing District Inc. Number:	610265		
TIF Taxing District Base Year:	2020		
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 - 1/1/2021 for FY 2023

	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 2023	1,300	0	0	0	0

FY 2023 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: WINTERSET (61G583)
Urban Renewal Area: NORTH STONE 3 URBAN RENEWAL
UR Area Number: 61025

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base	Increment	Increment
	No.	No.	Value Used

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	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 07-01-2022:	0	0	Amount of 07-01-2022 Cash Balance Restricted for LMI
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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 06-30-2023:	0	0	Amount of 06-30-2023 Cash Balance Restricted for LMI
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