

Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Levy Authority Summary

Local Government Name: MILLS COUNTY
Local Government Number: 65

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
MILLS COUNTY HWY 34&I-29 URBAN RENEWAL	65005	2
MILLS COUNTY WOODFIELD URBAN RENEWAL	65008	1
MILLS COUNTY OHANA REBATE AGREEMENT URBAN RENEWAL	65009	1

TIF Debt Outstanding: 469,728

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:	628,319	142,767	Amount of 07-01-2022 Cash Balance Restricted for LMI
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TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	388,862
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	371,415
Total Revenue:	760,277

Rebate Expenditures:	194,560
Non-Rebate Expenditures:	275,168
Returned to County Treasurer:	0
Total Expenditures:	469,728

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:	918,868	337,069	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: -918,868**

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Urban Renewal Area Data Collection

Local Government Name: MILLS COUNTY (65)
 Urban Renewal Area: MILLS COUNTY HWY 34&I-29 URBAN RENEWAL
 UR Area Number: 65005

UR Area Creation Date: 11/2001

UR Area Purpose: Primary objective help promote economic development by enhancing the intersection corridor of Hwy 34/I-29 with an emphasis on commercial & industrial expansion.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
PLATTVILLE TWP/GLENWOOD SCH/MILLS CO. HWY 34 I-29 UR TIF INCREM	650090	650091	16,055,903
PLATTVILLE\GLENWOOD\34/I-29 UR AMENDMENT TIF INCREMENT	650105	650106	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	3,001,126	1,167,918	15,799,142	0	0	-1,852	19,966,334	0	19,966,334
Taxable	2,672,237	632,198	14,219,230	0	0	-1,852	17,521,813	0	17,521,813
Homestead Credits									4

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: **485,552** **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: 371,415
Total Revenue: 371,415

Rebate Expenditures: 0
 Non-Rebate Expenditures: 275,168
 Returned to County Treasurer: 0
Total Expenditures: 275,168

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: **581,799** **0** **Amount of 06-30-2023 Cash Balance Restricted for LMI**

Projects For MILLS COUNTY HWY 34&I-29 URBAN RENEWAL

HWY34/I-29 U.R. Sewer/water Project

Description:	provide sewer & water infrastructure for economic growth & development
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

2018-2Amend 34/I-29 UR

Description:	road, extension water line,resurfacing, utilitiy upgrades,paving
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

GO Road Improv. bonds 190th Street

Description:	road improvements to 190th Street
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For MILLS COUNTY HWY 34&I-29 URBAN RENEWAL

GO UR Purpose Bond Series 2007

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	10/04/2007
FY of Last Payment:	2021

GO UR Road Improv Series 18A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	230,000
Interest:	45,168
Total:	275,168
Annual Appropriation?:	Yes
Date Incurred:	10/23/2018
FY of Last Payment:	2028

Non-Rebates For MILLS COUNTY HWY 34&I-29 URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	GO UR Purpose Bond Series 2007
Tied To Project:	HWY34/I-29 U.R. Sewer/water Project

TIF Expenditure Amount:	275,168
Tied To Debt:	GO UR Road Improv Series 18A
Tied To Project:	GO Road Improv. bonds 190th Street

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Amended the district end October 2017. No debt to be certified so will not upload the amended district until next year's report. This amendment is for Economic Development growth as well as significant road improvements.

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

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TIF Taxing District Data Collection

Local Government Name:	MILLS COUNTY (65)
Urban Renewal Area:	MILLS COUNTY HWY 34&I-29 URBAN RENEWAL (65005)
TIF Taxing District Name:	PLATTVILLE TWP/GLENWOOD SCH/MILLS CO. HWY 34 I-29 UR TIF INCREM
TIF Taxing District Inc. Number:	650091
TIF Taxing District Base Year:	2000
FY TIF Revenue First Received:	2007
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2021

	UR Designation
Slum	No
Blighted	No
Economic Development	07/2016

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	2,689,595	1,167,918	15,799,142	0	0	-1,852	19,654,803	0	19,654,803
Taxable	2,394,845	632,198	14,219,230	0	0	-1,852	17,244,421	0	17,244,421
Homestead Credits									4

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	3,600,752	16,055,903	16,055,903	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	MILLS COUNTY (65)
Urban Renewal Area:	MILLS COUNTY HWY 34&I-29 URBAN RENEWAL (65005)
TIF Taxing District Name:	PLATTVILLE\GLENWOOD\34/I-29 UR AMENDMENT TIF INCREMENT
TIF Taxing District Inc. Number:	650106
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	311,531	0	0	0	0	0	311,531	0	311,531
Taxable	277,392	0	0	0	0	0	277,392	0	277,392
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	526,971	0	0	0	0

FY 2023 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: MILLS COUNTY (65)
 Urban Renewal Area: MILLS COUNTY WOODFIELD URBAN RENEWAL
 UR Area Number: 65008

UR Area Creation Date: 11/2006

UR Area Purpose: Increase tax base & promote economic growth by providing rebate agreement for sanitary sewer/water & storm water detention infrastructure.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
OAK TWP/GLENWOOD SCH/WOODFIELD UR REB ADDN 1&2 TIF INCREMENT	650102	650103	6,729,526

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	12,442,371	0	0	0	-5,556	12,436,815	0	12,436,815
Taxable	0	6,735,082	0	0	0	-5,556	6,729,526	0	6,729,526
Homestead Credits									23

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: 142,767 142,767 **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 90,960
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 90,960

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: 233,727 233,727 **Amount of 06-30-2023 Cash Balance Restricted for LMI**

Projects For MILLS COUNTY WOODFIELD URBAN RENEWAL

Woodfield Lift Station Rebate

Description:	provide lift station with sewer & water to housing development
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For MILLS COUNTY WOODFIELD URBAN RENEWAL

545,000.00/Woodfield UR

	Outstanding LMI Housing
Debt/Obligation Type:	Obligations
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	03/31/2008
FY of Last Payment:	2028

Rebates For MILLS COUNTY WOODFIELD URBAN RENEWAL

Oak Ranch Development LLC Project

TIF Expenditure Amount:	0
Rebate Paid To:	Oak Ranch Development
Tied To Debt:	545,000.00/Woodfield UR
Tied To Project:	Woodfield Lift Station Rebate
Projected Final FY of Rebate:	2028

Income Housing For MILLS COUNTY WOODFIELD URBAN RENEWAL

Amount of FY 2023 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	233,727
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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

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LMI amount for total project should be \$202,740.00 Based on collections of 6-30-14 amount set aside balance should be \$49,145. Checking with Legal Counsel. Rebate yrs. pd off, set aside for LMI in 21. Should have total amount of 4202,740 in FY end of 2022.

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

0

TIF Taxing District Data Collection

Local Government Name:	MILLS COUNTY (65)
Urban Renewal Area:	MILLS COUNTY WOODFIELD URBAN RENEWAL (65008)
TIF Taxing District Name:	OAK TWP/GLENWOOD SCH/WOODFIELD UR REB ADDN 1&2 TIF INCREMENT
TIF Taxing District Inc. Number:	650103
TIF Taxing District Base Year:	2007
FY TIF Revenue First Received:	2009
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2028

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	12,442,371	0	0	0	-5,556	12,436,815	0	12,436,815
Taxable	0	6,735,082	0	0	0	-5,556	6,729,526	0	6,729,526
Homestead Credits									23

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	184,274	6,729,526	6,729,526	0	0

FY 2023 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: MILLS COUNTY (65)
 Urban Renewal Area: MILLS COUNTY OHANA REBATE AGREEMENT URBAN RENEWAL
 UR Area Number: 65009

UR Area Creation Date: 11/2021

UR Area Purpose: Additional Housing for an established subdivision.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
OAK TWP/GLENWOOD SCH/OHANA UR REB INCREMENT	650109	650110	13,677,350

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	86,897	25,439,943	677,582	0	0	-31,484	26,172,938	0	26,172,938
Taxable	77,375	13,770,696	609,825	0	0	-31,484	14,426,412	0	14,426,412
Homestead Credits									44

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: 297,902
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 297,902

Rebate Expenditures: 194,560
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 194,560

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: 103,342 103,342 **Amount of 06-30-2023 Cash Balance Restricted for LMI**

Projects For MILLS COUNTY OHANA REBATE AGREEMENT URBAN RENEWAL

Lake Ohana Rebate Agreement

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

Debts/Obligations For MILLS COUNTY OHANA REBATE AGREEMENT URBAN RENEWAL

Bank of Iowa

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	194,560
Total:	194,560
Annual Appropriation?:	Yes
Date Incurred:	11/09/2021
FY of Last Payment:	2041

Rebates For MILLS COUNTY OHANA REBATE AGREEMENT URBAN RENEWAL

Lake Ohana

TIF Expenditure Amount:	194,560
Rebate Paid To:	Bank of Iowa
Tied To Debt:	Bank of Iowa
Tied To Project:	Lake Ohana Rebate Agreement
Projected Final FY of Rebate:	2041

Income Housing For MILLS COUNTY OHANA REBATE AGREEMENT URBAN RENEWAL

Amount of FY 2023 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	103,342
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:	MILLS COUNTY (65)
Urban Renewal Area:	MILLS COUNTY OHANA REBATE AGREEMENT URBAN RENEWAL (65009)
TIF Taxing District Name:	OAK TWP/GLENWOOD SCH/OHANA UR REB INCREMENT
TIF Taxing District Inc. Number:	650110
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	86,897	25,439,943	677,582	0	0	-31,484	26,172,938	0	26,172,938
Taxable	77,375	13,770,696	609,825	0	0	-31,484	14,426,412	0	14,426,412
Homestead Credits									44

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	12,527,072	13,677,350	13,677,350	0	0

FY 2023 TIF Revenue Received: 0