

# Annual Urban Renewal Report, Fiscal Year 2022 - 2023

## Levy Authority Summary

Local Government Name: HINTON  
Local Government Number: 75G695

| Active Urban Renewal Areas     | U.R.<br># | # of Tif<br>Taxing<br>Districts |
|--------------------------------|-----------|---------------------------------|
| HINTON URBAN RENEWAL           | 75006     | 2                               |
| HINTON SOUTHWEST URBAN RENEWAL | 75027     | 2                               |

**TIF Debt Outstanding: 1,046,352**

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: 9,528 0 Amount of 07-01-2022 Cash Balance Restricted for LMI**

|                                 |                |
|---------------------------------|----------------|
| TIF Revenue:                    | 791,947        |
| TIF Sp. Revenue Fund Interest:  | 4,239          |
| Property Tax Replacement Claims | 0              |
| Asset Sales & Loan Repayments:  | 0              |
| <b>Total Revenue:</b>           | <b>796,186</b> |

|                               |                |
|-------------------------------|----------------|
| Rebate Expenditures:          | 0              |
| Non-Rebate Expenditures:      | 493,028        |
| Returned to County Treasurer: | 0              |
| <b>Total Expenditures:</b>    | <b>493,028</b> |

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: 312,686 0 Amount of 06-30-2023 Cash Balance Restricted for LMI**

**Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 240,638**

# ♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

## Urban Renewal Area Data Collection

Local Government Name: HINTON (75G695)  
 Urban Renewal Area: HINTON URBAN RENEWAL  
 UR Area Number: 75006

UR Area Creation Date: 12/1994

UR Area Purpose: To help promote economic development and eliminate blight in the City of Hinton. To stimulate , through public involvement and commitment, private investments in commercial and residential development and to create a sound economic base for future growth.

| Tax Districts within this Urban Renewal Area   | Base No. | Increment No. | Increment Value Used |
|--|----------|---------------|----------------------|
| HINTON CITY/HINTON SCH/HINTON UR TIF INC       | 750096   | 750097        | 20,971,027           |
| HINTON CITY AG/HINTON SCH/HINTON AG UR TIF INC | 750098   | 750099        | 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            | 31,987,750  | 4,144,160  | 0          | 0     | -42,596  | 36,089,314 | 0                    | 36,089,314 |
| Taxable           | 0            | 17,315,041  | 3,729,744  | 0          | 0     | -42,596  | 21,002,189 | 0                    | 21,002,189 |
| Homestead Credits |              |             |            |            |       |          |            |                      | 102        |

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:** **9,528** **0** **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 596,764  
 TIF Sp. Revenue Fund Interest: 3,541  
 Property Tax Replacement Claims 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 600,305**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 493,028  
 Returned to County Treasurer: 0  
**Total Expenditures: 493,028**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:** **116,805** **0** **Amount of 06-30-2023 Cash Balance Restricted for LMI**

## Projects For HINTON URBAN RENEWAL

### Springbrook

|                      |                            |
|----------------------|----------------------------|
| Description:         | Street Repair              |
| Classification:      | Roads, Bridges & Utilities |
| Physically Complete: | Yes                        |
| Payments Complete:   | Yes                        |

### Golf Course Mowers

|                      |  |
|----------------------|--|
| Description:         | New Mowers   |
| Classification:      | Recreational facilities (lake development, parks, ball fields, trails) |
| Physically Complete: | Yes  |
| Payments Complete:   | Yes  |

### Golf Cart Paths

|                      |  |
|----------------------|--|
| Description:         | Concrete Path Repair   |
| Classification:      | Recreational facilities (lake development, parks, ball fields, trails) |
| Physically Complete: | Yes  |
| Payments Complete:   | Yes  |

### Amendment 4 HURP

|                      |                         |
|----------------------|-------------------------|
| Description:         | Amended Plan            |
| Classification:      | Administrative expenses |
| Physically Complete: | Yes                     |
| Payments Complete:   | Yes                     |

### Public Safety Bldg Concrete

|                      |                            |
|----------------------|----------------------------|
| Description:         | Replaced Concrete          |
| Classification:      | Roads, Bridges & Utilities |
| Physically Complete: | Yes                        |
| Payments Complete:   | Yes                        |

## Debts/Obligations For HINTON URBAN RENEWAL

### Springbrook

|                        |                             |
|------------------------|-----------------------------|
| Debt/Obligation Type:  | Gen. Obligation Bonds/Notes |
| Principal:             | 730,000                     |
| Interest:              | 111,452                     |
| Total:                 | 841,452                     |
| Annual Appropriation?: | No                          |
| Date Incurred:         | 09/20/2021                  |
| FY of Last Payment:    | 2033                        |

### Golf Course Mowers

|                        |                |
|------------------------|----------------|
| Debt/Obligation Type:  | Internal Loans |
| Principal:             | 62,231         |
| Interest:              | 0              |
| Total:                 | 62,231         |
| Annual Appropriation?: | No             |
| Date Incurred:         | 08/01/2021     |
| FY of Last Payment:    | 2024           |

### Golf Course Cart Path

|                        |                |
|------------------------|----------------|
| Debt/Obligation Type:  | Internal Loans |
| Principal:             | 115,313        |
| Interest:              | 0              |
| Total:                 | 115,313        |
| Annual Appropriation?: | No             |
| Date Incurred:         | 11/05/2021     |
| FY of Last Payment:    | 2025           |

### Amendment 4 HURP

|                        |                |
|------------------------|----------------|
| Debt/Obligation Type:  | Internal Loans |
| Principal:             | 6,442          |
| Interest:              | 0              |
| Total:                 | 6,442          |
| Annual Appropriation?: | No             |
| Date Incurred:         | 07/01/2021     |
| FY of Last Payment:    | 2023           |

### Public Safety Bldg Concrete

|                        |                |
|------------------------|----------------|
| Debt/Obligation Type:  | Internal Loans |
| Principal:             | 20,914         |
| Interest:              | 0              |
| Total:                 | 20,914         |
| Annual Appropriation?: | No             |
| Date Incurred:         | 09/23/2021     |
| FY of Last Payment:    | 2024           |

## Non-Rebates For HINTON URBAN RENEWAL

|                         |                             |
|-------------------------|-----------------------------|
| TIF Expenditure Amount: | 409,883                     |
| Tied To Debt:           | Springbrook                 |
| Tied To Project:        | Springbrook                 |
| TIF Expenditure Amount: | 62,231                      |
| Tied To Debt:           | Golf Course Mowers          |
| Tied To Project:        | Golf Course Mowers          |
| TIF Expenditure Amount: | 0                           |
| Tied To Debt:           | Golf Course Cart Path       |
| Tied To Project:        | Golf Cart Paths             |
| TIF Expenditure Amount: | 0                           |
| Tied To Debt:           | Amendment 4 HURP            |
| Tied To Project:        | Amendment 4 HURP            |
| TIF Expenditure Amount: | 20,914                      |
| Tied To Debt:           | Public Safety Bldg Concrete |
| Tied To Project:        | Public Safety Bldg Concrete |

## ♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

### TIF Taxing District Data Collection

Local Government Name: HINTON (75G695)  
 Urban Renewal Area: HINTON URBAN RENEWAL (75006)  
 TIF Taxing District Name: HINTON CITY/HINTON SCH/HINTON UR TIF INC  
 TIF Taxing District Inc. Number: 750097  
 TIF Taxing District Base Year: 1993  
 FY TIF Revenue First Received: 1998  
 Subject to a Statutory end date? No

| UR Designation       |         |
|----------------------|---------|
| Slum                 | No      |
| Blighted             | 12/1994 |
| Economic Development | 12/1994 |

### 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            | 31,987,750  | 4,144,160  | 0          | 0     | -42,596  | 36,089,314 | 0                    | 36,089,314 |
| Taxable           | 0            | 17,315,041  | 3,729,744  | 0          | 0     | -42,596  | 21,002,189 | 0                    | 21,002,189 |
| Homestead Credits |              |             |            |            |       |          |            |                      | 102        |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2023 | 3,801,273         | 21,002,189          | 20,971,027     | 31,162             | 892                        |

FY 2023 TIF Revenue Received: 596,764

### TIF Taxing District Data Collection

Local Government Name: HINTON (75G695)  
 Urban Renewal Area: HINTON URBAN RENEWAL (75006)  
 TIF Taxing District Name: HINTON CITY AG/HINTON SCH/HINTON AG UR TIF INC  
 TIF Taxing District Inc. Number: 750099  
 TIF Taxing District Base Year: 1993  
 FY TIF Revenue First Received: 1998  
 Subject to a Statutory end date? No

| UR Designation       |         |
|----------------------|---------|
| Slum                 | No      |
| Blighted             | 12/1994 |
| Economic Development | 12/1994 |

### 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 | 13,024            | 0                   | 0              | 0                  | 0                          |

FY 2023 TIF Revenue Received: 0

**Urban Renewal Area Data Collection**

Local Government Name: HINTON (75G695)  
 Urban Renewal Area: HINTON SOUTHWEST URBAN RENEWAL  
 UR Area Number: 75027

UR Area Creation Date: 11/2016

UR Area Purpose: Developed to help local officials respond to and promote economic development in the City of Hinton, Iowa. Primary goal of the plan is to stimulate, through public involvement and commitment, private investment in new housing and residential development.

| <b>Tax Districts within this Urban Renewal Area</b>     | <b>Base No.</b> | <b>Increment No.</b> | <b>Increment Value Used</b> |
|---|-----------------|----------------------|-----------------------------|
| HINTON CITY/HINTON SCH/SOUTHWEST UR TIF INCREMENT       | 750186          | 750187               | 6,821,890                   |
| HINTON CITY AG/HINTON SCH/SOUTHWEST AG UR TIF INCREMENT | 750188          | 750189               | 0                           |

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

|                   | <b>Agricultural</b> | <b>Residential</b> | <b>Commercial</b> | <b>Industrial</b> | <b>Other</b> | <b>Military</b> | <b>Total</b> | <b>Gas/Electric Utility</b> | <b>Total</b> |
|-------------------|---------------------|--------------------|-------------------|-------------------|--------------|-----------------|--------------|-----------------------------|--------------|
| Assessed          | 38,620              | 20,144,770         | 0                 | 0                 | 0            | -12,964         | 20,747,496   | 0                           | 20,747,496   |
| Taxable           | 34,388              | 10,904,397         | 0                 | 0                 | 0            | -12,964         | 11,293,703   | 0                           | 11,293,703   |
| Homestead Credits |                     |                    |                   |                   |              |                 |              |                             | 67           |

**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: 195,183  
 TIF Sp. Revenue Fund Interest: 698  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 195,881**

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:** 195,881 0 **Amount of 06-30-2023 Cash Balance Restricted for LMI**

## Projects For HINTON SOUTHWEST URBAN RENEWAL

### Development Agreements

|                      |                            |
|----------------------|----------------------------|
| Description:         | Agreements with Developers |
| Classification:      | Administrative expenses    |
| Physically Complete: | Yes                        |
| Payments Complete:   | No                         |

### SW Urban Renewal Plan

|                      |                            |
|----------------------|----------------------------|
| Description:         | Preparation and legal fees |
| Classification:      | Administrative expenses    |
| Physically Complete: | Yes                        |
| Payments Complete:   | No                         |

### Eng fees Titan Rd Ext.

|                      |                         |
|----------------------|-------------------------|
| Description:         | Engineering subdivision |
| Classification:      | Administrative expenses |
| Physically Complete: | Yes                     |
| Payments Complete:   | No                      |

### Bonding Fees Titan Rd.

|                      |                                |
|----------------------|--------------------------------|
| Description:         | Bonding fee to pay for project |
| Classification:      | Administrative expenses        |
| Physically Complete: | Yes                            |
| Payments Complete:   | No                             |

### Titan Rd. Ext. Construction

|                      |                            |
|----------------------|----------------------------|
| Description:         | Construct Subdivision      |
| Classification:      | Roads, Bridges & Utilities |
| Physically Complete: | Yes                        |
| Payments Complete:   | No                         |

### Titan Rd. Ext. Construction

|                      |                            |
|----------------------|----------------------------|
| Description:         | Construct Subdivision      |
| Classification:      | Roads, Bridges & Utilities |
| Physically Complete: | Yes                        |
| Payments Complete:   | No                         |

### Eng Fees Plating BHR

|                      |                                 |
|----------------------|---------------------------------|
| Description:         | Engineering fee BHR Development |
| Classification:      | Administrative expenses         |
| Physically Complete: | Yes                             |
| Payments Complete:   | No                              |

### Inspection Fee BHR

|                      |                                     |
|----------------------|-------------------------------------|
| Description:         | Engineering Fees for inspection BHR |
| Classification:      | Administrative expenses             |
| Physically Complete: | Yes                                 |
| Payments Complete:   | No                                  |

**Rebate Agreement BHR**

|                      |   |
|----------------------|---|
| Description:         | Rebate offered for houses built within 10 yrs |
| Classification:      | Administrative expenses                       |
| Physically Complete: | Yes   |
| Payments Complete:   | No  |

## Debts/Obligations For HINTON SOUTHWEST URBAN RENEWAL

### Development Agreements

|                        |                |
|------------------------|----------------|
| Debt/Obligation Type:  | Internal Loans |
| Principal:             | 0              |
| Interest:              | 0              |
| Total:                 | 0              |
| Annual Appropriation?: | No             |
| Date Incurred:         | 11/02/2017     |
| FY of Last Payment:    | 2033           |

### SW Urban Renewal Plan

|                        |                |
|------------------------|----------------|
| Debt/Obligation Type:  | Internal Loans |
| Principal:             | 0              |
| Interest:              | 0              |
| Total:                 | 0              |
| Annual Appropriation?: | No             |
| Date Incurred:         | 12/01/2016     |
| FY of Last Payment:    | 2033           |

### Eng fee Titan Rd. Extension

|                        |                |
|------------------------|----------------|
| Debt/Obligation Type:  | Internal Loans |
| Principal:             | 0              |
| Interest:              | 0              |
| Total:                 | 0              |
| Annual Appropriation?: | No             |
| Date Incurred:         | 12/01/2016     |
| FY of Last Payment:    | 2033           |

### Bonding Fees Titan Rd. Ext.

|                        |                |
|------------------------|----------------|
| Debt/Obligation Type:  | Internal Loans |
| Principal:             | 0              |
| Interest:              | 0              |
| Total:                 | 0              |
| Annual Appropriation?: | No             |
| Date Incurred:         | 03/08/2018     |
| FY of Last Payment:    | 2033           |

### Titan Rd.Ext. Construction

|                        |                |
|------------------------|----------------|
| Debt/Obligation Type:  | Internal Loans |
| Principal:             | 0              |
| Interest:              | 0              |
| Total:                 | 0              |
| Annual Appropriation?: | No             |
| Date Incurred:         | 08/02/2018     |
| FY of Last Payment:    | 2033           |

### Titan Rd.Ext. Construction

|                       |                             |
|-----------------------|-----------------------------|
| Debt/Obligation Type: | Gen. Obligation Bonds/Notes |
| Principal:            | 0                           |
| Interest:             | 0                           |

|                        |            |
|------------------------|------------|
| Total:                 | 0          |
| Annual Appropriation?: | No         |
| Date Incurred:         | 02/18/2018 |
| FY of Last Payment:    | 2033       |

## Eng Fees Plating BHR

|                        |                |
|------------------------|----------------|
| Debt/Obligation Type:  | Internal Loans |
| Principal:             | 0              |
| Interest:              | 0              |
| Total:                 | 0              |
| Annual Appropriation?: | No             |
| Date Incurred:         | 12/01/2016     |
| FY of Last Payment:    | 2033           |

## Inspection Fee BHR

|                        |                |
|------------------------|----------------|
| Debt/Obligation Type:  | Internal Loans |
| Principal:             | 0              |
| Interest:              | 0              |
| Total:                 | 0              |
| Annual Appropriation?: | No             |
| Date Incurred:         | 05/03/2018     |
| FY of Last Payment:    | 2033           |

## Rebate Agreement BHR

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 0          |
| Interest:              | 0          |
| Total:                 | 0          |
| Annual Appropriation?: | No         |
| Date Incurred:         | 11/02/2017 |
| FY of Last Payment:    | 2033       |

# Income Housing For HINTON SOUTHWEST 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 |

**TIF Taxing District Data Collection**

|                                  |   |
|----------------------------------|---|
| Local Government Name:           | HINTON (75G695)                                   |
| Urban Renewal Area:              | HINTON SOUTHWEST URBAN RENEWAL (75027)            |
| TIF Taxing District Name:        | HINTON CITY/HINTON SCH/SOUTHWEST UR TIF INCREMENT |
| TIF Taxing District Inc. Number: | 750187  |
| 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            | 20,144,770  | 0          | 0          | 0     | -12,964  | 20,708,876 | 0                    | 20,708,876 |
| Taxable           | 0            | 10,904,397  | 0          | 0          | 0     | -12,964  | 11,259,315 | 0                    | 11,259,315 |
| Homestead Credits |              |             |            |            |       |          |            |                      | 67         |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2023 | 13,899,950        | 6,821,890           | 6,821,890      | 0                  | 0                          |

FY 2023 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

|                                  |   |
|----------------------------------|---|
| Local Government Name:           | HINTON (75G695)   |
| Urban Renewal Area:              | HINTON SOUTHWEST URBAN RENEWAL (75027)                  |
| TIF Taxing District Name:        | HINTON CITY AG/HINTON SCH/SOUTHWEST AG UR TIF INCREMENT |
| TIF Taxing District Inc. Number: | 750189  |
| 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          | 38,620       | 0           | 0          | 0          | 0     | 0        | 38,620 | 0                    | 38,620 |
| Taxable           | 34,388       | 0           | 0          | 0          | 0     | 0        | 34,388 | 0                    | 34,388 |
| Homestead Credits |              |             |            |            |       |          |        |                      | 0      |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2023 | 60,950            | 0                   | 0              | 0                  | 0                          |

FY 2023 TIF Revenue Received: 195,183