

Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Levy Authority Summary

Local Government Name: EARLING
Local Government Number: 83G788

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
EARLING URBAN RENEWAL	83005	4

TIF Debt Outstanding: 559,356

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: 169,531 0 Amount of 07-01-2022 Cash Balance Restricted for LMI

TIF Revenue:	112,117
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	112,117
Rebate Expenditures:	0
Non-Rebate Expenditures:	281,648
Returned to County Treasurer:	0
Total Expenditures:	281,648

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

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 277,708

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Urban Renewal Area Data Collection

Local Government Name: EARLING (83G788)
 Urban Renewal Area: EARLING URBAN RENEWAL
 UR Area Number: 83005

UR Area Creation Date: 06/1993

UR Area Purpose: To promote economic development in the City of Earling. The primary goal of the plan is to stimulate, through public involvement and commitment, private investment and development of business and industry in the designated area.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
EARLING CITY/HARLAN SCH/UR1EC INCREM	830240	830241	3,384,032
EARLING CITY AG/HARLAN SCH/UR1EA INCREM	830250	830251	78,535
EARLING CITY/HARLAN SCH/UR2EC INCREM	830253	830254	459,295
EARLING CITY AG/HARLAN SCH/UR2EA INCREM	830255	830256	31,214

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	200,210	6,162,901	262,260	0	0	-11,112	7,428,228	0	7,428,228
Taxable	178,270	3,335,991	236,035	0	0	-11,112	4,258,090	0	4,258,090
Homestead Credits									31

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: 169,531 0 **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 112,117
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 112,117

Rebate Expenditures: 0
 Non-Rebate Expenditures: 281,648
 Returned to County Treasurer: 0
Total Expenditures: 281,648

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 EARLING URBAN RENEWAL

Main Street Project

Description:	New lighting, sidewalks, curbs
Classification:	Main Street Iowa Program-Iowa Economic Development Authority
Physically Complete:	Yes
Payments Complete:	No

Urban Renewal Director

Description:	Admin
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

Street and Stormwater Plan

Description:	Engineering planning
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Park Trail

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

Housing and Abatement

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

Debts/Obligations For EARLING URBAN RENEWAL

Urban Renewal Director

Debt/Obligation Type:	Internal Loans
Principal:	24,000
Interest:	0
Total:	24,000
Annual Appropriation?:	Yes
Date Incurred:	11/22/2022
FY of Last Payment:	2030

Street and Stormwater Planning

Debt/Obligation Type:	Internal Loans
Principal:	56,724
Interest:	0
Total:	56,724
Annual Appropriation?:	Yes
Date Incurred:	11/22/2023
FY of Last Payment:	2030

Housing Project

Debt/Obligation Type:	Internal Loans
Principal:	36,679
Interest:	0
Total:	36,679
Annual Appropriation?:	Yes
Date Incurred:	11/22/2022
FY of Last Payment:	2030

Trail Project

Debt/Obligation Type:	Internal Loans
Principal:	100,703
Interest:	0
Total:	100,703
Annual Appropriation?:	Yes
Date Incurred:	11/22/2022
FY of Last Payment:	2030

Farmers Trust Loan- Streetscape

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	321,000
Interest:	20,250
Total:	341,250
Annual Appropriation?:	Yes
Date Incurred:	11/26/2019
FY of Last Payment:	2024

Non-Rebates For EARLING URBAN RENEWAL

TIF Expenditure Amount:	281,648
Tied To Debt:	Farmers Trust Loan- Streetscape
Tied To Project:	Main Street Project

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TIF Taxing District Data Collection

Local Government Name: EARLING (83G788)
 Urban Renewal Area: EARLING URBAN RENEWAL (83005)
 TIF Taxing District Name: EARLING CITY/HARLAN SCH/UR1EC INCREM
 TIF Taxing District Inc. Number: 830241

TIF Taxing District Base Year: 1992
 FY TIF Revenue First Received: 1994
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	06/1993

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	5,983,938	110,265	0	0	-11,112	6,172,169	0	6,172,169
Taxable	0	3,239,118	99,239	0	0	-11,112	3,384,032	0	3,384,032
Homestead Credits									30

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	1,307,542	3,384,032	3,384,032	0	0

FY 2023 TIF Revenue Received: 95,978

TIF Taxing District Data Collection

Local Government Name: EARLING (83G788)
 Urban Renewal Area: EARLING URBAN RENEWAL (83005)
 TIF Taxing District Name: EARLING CITY AG/HARLAN SCH/UR1EA INCREM
 TIF Taxing District Inc. Number: 830251

TIF Taxing District Base Year: 1992
 FY TIF Revenue First Received: 1994
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	06/1993

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	137,053	0	0	0	0	0	137,053	0	137,053
Taxable	122,034	0	0	0	0	0	122,034	0	122,034
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	58,518	78,535	78,535	0	0

FY 2023 TIF Revenue Received: 2,227

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TIF Taxing District Data Collection

Local Government Name: EARLING (83G788)
 Urban Renewal Area: EARLING URBAN RENEWAL (83005)
 TIF Taxing District Name: EARLING CITY/HARLAN SCH/UR2EC INCREM
 TIF Taxing District Inc. Number: 830254

TIF Taxing District Base Year: 2000
 FY TIF Revenue First Received: 2002
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	01/1999

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	178,963	151,995	0	0	0	1,055,849	0	1,055,849
Taxable	0	96,873	136,796	0	0	0	695,788	0	695,788
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	596,554	459,295	459,295	0	0

FY 2023 TIF Revenue Received: 13,027

TIF Taxing District Data Collection

Local Government Name: EARLING (83G788)
 Urban Renewal Area: EARLING URBAN RENEWAL (83005)
 TIF Taxing District Name: EARLING CITY AG/HARLAN SCH/UR2EA INCREM
 TIF Taxing District Inc. Number: 830256

TIF Taxing District Base Year: 2000
 FY TIF Revenue First Received: 2002
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	01/1999

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	63,157	0	0	0	0	0	63,157	0	63,157
Taxable	56,236	0	0	0	0	0	56,236	0	56,236
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	31,943	31,214	31,214	0	0

FY 2023 TIF Revenue Received: 885