

# Annual Urban Renewal Report, Fiscal Year 2022 - 2023

## Levy Authority Summary

Local Government Name: BOYDEN  
Local Government Number: 84G799

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
BOYDEN URBAN RENEWAL	84019	1
BOYDEN AREA 3 TWIN COURT URBAN RENEWAL	84055	0
BOYDEN AREA 2 DEMCO URBAN RENEWAL	84056	4
BOYDEN UR AREA 4 DEMCO 1ST ADD	84072	1

**TIF Debt Outstanding:** 1,204,784

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:</b>	<b>0</b>	<b>46,880</b>	<b>Amount of 07-01-2022 Cash Balance Restricted for LMI</b>
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TIF Revenue:	196,844
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>196,844</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	193,779
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>193,779</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:</b>	<b>3,065</b>	<b>46,880</b>	<b>Amount of 06-30-2023 Cash Balance Restricted for LMI</b>
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**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance:** 1,007,940

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

## Urban Renewal Area Data Collection

Local Government Name: BOYDEN (84G799)  
 Urban Renewal Area: BOYDEN URBAN RENEWAL  
 UR Area Number: 84019

UR Area Creation Date: 11/1996

UR Area Purpose: To foster economic development in the area through public improvements including utility upgrades and a new water tower.

## Tax Districts within this Urban Renewal Area

BOYDEN CITY/BOYDEN-HULL SCH/UR/021 INCREM

Base No.	Increment No.	Increment Value Used
840174	840175	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	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**

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**

TIF Taxing District Data Collection

Local Government Name: BOYDEN (84G799)  
Urban Renewal Area: BOYDEN URBAN RENEWAL (84019)  
TIF Taxing District Name: BOYDEN CITY/BOYDEN-HULL SCH/UR/021 INCREM  
TIF Taxing District Inc. Number: 840175  
TIF Taxing District Base Year: 1995  
FY TIF Revenue First Received: 2001  
Subject to a Statutory end date? Yes  
Fiscal year this TIF Taxing District statutorily ends: 2021

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1996

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	5,047,720	0	0	0	0

FY 2023 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: BOYDEN (84G799)  
Urban Renewal Area: BOYDEN AREA 3 TWIN COURT URBAN RENEWAL  
UR Area Number: 84055

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

## Urban Renewal Area Data Collection

Local Government Name: BOYDEN (84G799)  
 Urban Renewal Area: BOYDEN AREA 2 DEMCO URBAN RENEWAL  
 UR Area Number: 84056

UR Area Creation Date: 10/2005

UR Area Purpose: To foster economic development in the area through public improvements including street & utility installation.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
BOYDEN CITY AG/BOYDEN-HULL SCH/UR #2 DEMCO AG/022-A TIF INCREM	840324	840325	0
BOYDEN CITY/BOYDEN-HULL SCH/UR#2 DEMCO AMEND #1/022-1 INCREM	840341	840342	3,923,848
BOYDEN CITY/BOYDEN-HULL SCH/UR #2 DEMCO AG PROPERTY REDEVELOPMENT INCREM	840343	840344	18,210
BOYDEN CITY/BOYDEN-HULL SCH/UR#2 DEMCO AMEND #3 FCS/022-3 INCREM	840427	840428	3,781,400

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	33,350	167,010	10,046,500	2,324,290	0	0	12,571,150	0	12,571,150
Taxable	29,695	90,401	9,041,850	2,091,861	0	0	11,253,807	0	11,253,807
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:** 0 45,507 **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 196,844  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 196,844**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 193,779  
 Returned to County Treasurer: 0  
**Total Expenditures: 193,779**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:** 3,065 45,507 **Amount of 06-30-2023 Cash Balance Restricted for LMI**

## Projects For BOYDEN AREA 2 DEMCO URBAN RENEWAL

### Boyden EDC Dev Agreement

Description:	Industrial Park Development & Utilities
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Boyden EDC Dev Agreement 2

Description:	Industrial Park Streets
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Taft/Main Street

Description:	Repaving Taft and Main Streets
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For BOYDEN AREA 2 DEMCO URBAN RENEWAL

### Boyden EDC Dev Agreement

Debt/Obligation Type:	Other Debt
Principal:	43,340
Interest:	4,793
Total:	48,133
Annual Appropriation?:	No
Date Incurred:	07/26/2011
FY of Last Payment:	2047

### Taft/Main Street

Debt/Obligation Type:	Other Debt
Principal:	573,442
Interest:	8,209
Total:	581,651
Annual Appropriation?:	No
Date Incurred:	11/14/2017
FY of Last Payment:	2032

## Non-Rebates For **BOYDEN AREA 2 DEMCO URBAN RENEWAL**

TIF Expenditure Amount:	98,023
Tied To Debt:	Boyden EDC Dev Agreement
Tied To Project:	Boyden EDC Dev Agreement

TIF Expenditure Amount:	95,756
Tied To Debt:	Taft/Main Street
Tied To Project:	Taft/Main Street



## **Jobs For BOYDEN AREA 2 DEMCO URBAN RENEWAL**

Project:	Taft/Main Street
Company Name:	Farmers Coop Society
Date Agreement Began:	10/15/2017
Date Agreement Ends:	10/15/2037
Number of Jobs Created or Retained:	20
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	14,750,000
Total Estimated Cost of Public Infrastructure:	3,250,000

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## TIF Taxing District Data Collection

Local Government Name:	BOYDEN (84G799)
Urban Renewal Area:	BOYDEN AREA 2 DEMCO URBAN RENEWAL (84056)
TIF Taxing District Name:	BOYDEN CITY AG/BOYDEN-HULL SCH/UR #2 DEMCO AG/022-A TIF INCREM
TIF Taxing District Inc. Number:	840325
TIF Taxing District Base Year:	2007
FY TIF Revenue First Received:	2009
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2025

	UR Designation
Slum	No
Blighted	No
Economic Development	03/2008

## 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	32,070	0	0	0	0

FY 2023 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name:	BOYDEN (84G799)
Urban Renewal Area:	BOYDEN AREA 2 DEMCO URBAN RENEWAL (84056)
TIF Taxing District Name:	BOYDEN CITY/BOYDEN-HULL SCH/UR#2 DEMCO AMEND #1/022-1 INCREM
TIF Taxing District Inc. Number:	840342
TIF Taxing District Base Year:	2007
FY TIF Revenue First Received:	2009
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2025

	UR Designation
Slum	No
Blighted	No
Economic Development	03/2008

## 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	37,170	3,390,490	2,165,970	0	0	5,593,630	0	5,593,630
Taxable	0	20,120	3,051,441	1,949,373	0	0	5,020,934	0	5,020,934
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	1,669,782	3,923,848	3,923,848	0	0

FY 2023 TIF Revenue Received: 101,088

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## TIF Taxing District Data Collection

Local Government Name: BOYDEN (84G799)  
 Urban Renewal Area: BOYDEN AREA 2 DEMCO URBAN RENEWAL (84056)  
 TIF Taxing District Name: BOYDEN CITY/BOYDEN-HULL SCH/UR #2 DEMCO AG PROPERTY  
 REDEVELOPMENT INCREM  
 TIF Taxing District Inc. Number: 840344  
 TIF Taxing District Base Year: 2004  
 FY TIF Revenue First Received: 2009  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2025

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2005

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	33,350	0	0	0	0	0	33,350	0	33,350
Taxable	29,695	0	0	0	0	0	29,695	0	29,695
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	15,140	18,210	18,210	0	0

FY 2023 TIF Revenue Received: 334

## TIF Taxing District Data Collection

Local Government Name: BOYDEN (84G799)  
 Urban Renewal Area: BOYDEN AREA 2 DEMCO URBAN RENEWAL (84056)  
 TIF Taxing District Name: BOYDEN CITY/BOYDEN-HULL SCH/UR#2 DEMCO AMEND #3 FCS/022-3  
 INCREM  
 TIF Taxing District Inc. Number: 840428  
 TIF Taxing District Base Year: 2016  
 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	129,840	6,656,010	158,320	0	0	6,944,170	0	6,944,170
Taxable	0	70,281	5,990,409	142,488	0	0	6,203,178	0	6,203,178
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	3,162,770	3,781,400	3,781,400	0	0

FY 2023 TIF Revenue Received: 95,422

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## Urban Renewal Area Data Collection

Local Government Name: BOYDEN (84G799)  
 Urban Renewal Area: BOYDEN UR AREA 4 DEMCO 1ST ADD  
 UR Area Number: 84072

UR Area Creation Date: 11/2018

UR Area Purpose:

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
BOYDEN CITY/BOYDEN-HULL SCH/BOYDEN UR AREA 4 DEMCO 1ST ADD/022-4 INCREM	840443	840444	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	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 1,373 **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
<b>Total Revenue:</b>	<b>0</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>0</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:** 0 1,373 **Amount of 06-30-2023 Cash Balance Restricted for LMI**

## Projects For BOYDEN UR AREA 4 DEMCO 1ST ADD

### Demco 1st Addition

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

## Debts/Obligations For **BOYDEN UR AREA 4 DEMCO 1ST ADD**

### Demco 1st Addition

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	575,000
Interest:	0
Total:	575,000
Annual Appropriation?:	No
Date Incurred:	02/09/2022
FY of Last Payment:	2037

Income Housing For BOYDEN UR AREA 4 DEMCO 1ST ADD

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:	BOYDEN (84G799)		
Urban Renewal Area:	BOYDEN UR AREA 4 DEMCO 1ST ADD (84072)		
TIF Taxing District Name:	BOYDEN CITY/BOYDEN-HULL SCH/BOYDEN UR AREA 4 DEMCO 1ST ADD/022-4 INCREM		
TIF Taxing District Inc. Number:	840444		
TIF Taxing District Base Year:	2019		
FY TIF Revenue First Received:			
Subject to a Statutory end date?	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	23,630	0	0	0	0

FY 2023 TIF Revenue Received: 0