

# Annual Urban Renewal Report, Fiscal Year 2022 - 2023

## Levy Authority Summary

Local Government Name: HULL  
Local Government Number: 84G804

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
HULL URBAN RENEWAL	84008	5
HULL AREA 1 URBAN RENEWAL	84035	1
HULL AREA 5 URBAN RENEWAL	84037	1
HULL AREA 4 URBAN RENEWAL REV	84058	1
HULL AREA 6 URBAN RENEWAL	84062	1
HULL LIBERTY HEIGHTS URBAN RENEWAL AREA	84070	1
HULL MAPLE STREET URBAN RENEWAL AREA	84071	1

**TIF Debt Outstanding:** 13,937,574

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:</b>	<b>1,120,390</b>	<b>6,909</b>	<b>Amount of 07-01-2022 Cash Balance Restricted for LMI</b>
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TIF Revenue:	1,336,864
TIF Sp. Revenue Fund Interest:	7,976
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>1,344,840</b>

Rebate Expenditures:	545,998
Non-Rebate Expenditures:	672,929
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>1,218,927</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:</b>	<b>1,246,303</b>	<b>21,848</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:** 11,472,344

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

## Urban Renewal Area Data Collection

Local Government Name: HULL (84G804)  
 Urban Renewal Area: HULL URBAN RENEWAL  
 UR Area Number: 84008

UR Area Creation Date: 10/1989

UR Area Purpose: The plan is intended to stabilize, revitalize and improve the community by encouraging development, providing the opportunity for creating a vital, dynamic and competitive economic development area for persons of Hull, Sioux Cnty and the surrounding region.

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
HULL CITY/BOYDEN-HULL SCH/UR-1/071 INCREM	840098	840099	31,687,236
HULL CITY/BOYDEN-HULL SCH/UR-1 AQUATIC AMDT/071-1 INCREM	840371	840372	0
HULL CITY/BOYDEN-HULL SCH/UR-1 AMDT 5 COMMERCE/071-2 INCREM	840375	840376	5,700,987
HULL CITY/BOYDEN-HULL SCH/UR-1 AMDT 5 COMMERCE AG/071-3 INCREM	840405	840406	0
HULL CITY/BOYDEN-HULL SCH/HULL UR-1 AMDT 9/071-5 INCREM	840449	840450	357,192

## 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	12,445,280	29,697,840	2,778,850	0	-9,260	47,718,970	0	47,718,970
Taxable	0	6,736,663	26,728,056	2,500,965	0	-9,260	37,745,415	0	37,745,415
Homestead Credits									55

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

861,565

0

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

TIF Revenue: 965,182  
 TIF Sp. Revenue Fund Interest: 7,799  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 972,981**

Rebate Expenditures: 500,000  
 Non-Rebate Expenditures: 475,800  
 Returned to County Treasurer: 0  
**Total Expenditures: 975,800**

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

858,746

0

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

## Projects For HULL URBAN RENEWAL

### 2011 AQUATIC CENTER

Description:	Aquatic center
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	No

### 2013 STREET

Description:	Cement Streets from gravel(3 diff. areas)
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### 2016 STREET

Description:	Misc Street work and legal expenses
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### 2018 HIDC AGREEMENT

Description:	Payments to HIDC for economic growth
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

### 2021 MISC STREET REPAIRS

Description:	Misc Street replaced
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

### 2019 DIVISION IMPROVEMENT

Description:	Street, Water & Sewer lines Replace
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### STOREFRONT IMPROVEMENT GRANT

Description:	Improvement Grant to ISB Insurance, Inc.
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	Yes

### STOREFRONT IMPROVEMENT GRANT

Description:	Improvement Grant to Honeyhomb Market
Classification:	Commercial - retail
Physically Complete:	Yes

Payments Complete:	Yes
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## STOREFRONT IMPROVEMENT GRANT - HOME ON MAIN

Description:	Improvement Grant to Home on Main
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

## STOREFRONT IMPROVEMENT GRANT - D & K Doors

Description:	Improvement Grant to D & K Doors
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

## 2022 STREET REHAB

Description:	Asphalt Overlay - Street Rehabilitation
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

## STOREFRONT IMPROVEMENT GRANT

Description:	Improvement Grant to The Kelley Group
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

## HWY 18 WATER MAIN PROJECT

Description:	Water Main Project
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

## 2022 STREET REHAB - REMAIDNER

Description:	Asphalt Overlay - Street Rehabilitation
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

## GROCERY STORE PROJECT

Description:	DA with HIDC re Grocery Store Project
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For HULL URBAN RENEWAL

### 2011 AQUATIC G.O. BONDS

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,173,200
Interest:	142,072
Total:	1,315,272
Annual Appropriation?:	No
Date Incurred:	10/27/2011
FY of Last Payment:	2030

### 2013 STREET

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	33,000
Interest:	1,595
Total:	34,595
Annual Appropriation?:	No
Date Incurred:	08/26/2013
FY of Last Payment:	2023

### 2016 STREET

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	278,301
Interest:	14,193
Total:	292,494
Annual Appropriation?:	No
Date Incurred:	04/30/2016
FY of Last Payment:	2026

### 2018 HIDC AGREEMENT

Debt/Obligation Type:	Rebates
Principal:	2,957,000
Interest:	0
Total:	2,957,000
Annual Appropriation?:	No
Date Incurred:	07/01/2020
FY of Last Payment:	2030

### 2021 MISC STREET REPAIRS

Debt/Obligation Type:	Other Debt
Principal:	1,860,000
Interest:	241,100
Total:	2,101,100
Annual Appropriation?:	Yes
Date Incurred:	07/01/2020
FY of Last Payment:	2032

### 2019 DIVISION STREET IMPROVEMENTS

Debt/Obligation Type:	Internal Loans
Principal:	105,448
Interest:	0

Total:	105,448
Annual Appropriation?:	Yes
Date Incurred:	07/01/2020
FY of Last Payment:	2024

## STOREFRONT IMPROVEMENT GRANT - ISB INSURANCE, INC

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	10/25/2021
FY of Last Payment:	2023

## STOREFRONT IMPROVEMENT GRANT - HONEYHOMB MARKET

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	12/13/2021
FY of Last Payment:	2022

## STOREFRONT IMPROVEMENT GRANT - HOME ON MAIN

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	12/01/2020
FY of Last Payment:	2022

## STOREFRONT IMPROVEMENT GRANT - D & K Doors

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	12/01/2020
FY of Last Payment:	2022

## STOREFRONT IMPROVEMENT GRANT

Debt/Obligation Type:	Internal Loans
Principal:	10,000
Interest:	0
Total:	10,000
Annual Appropriation?:	Yes
Date Incurred:	11/14/2022
FY of Last Payment:	2024

## 2022 STREET REHAB PROJECT

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0

Annual Appropriation?:	No
Date Incurred:	06/01/2023
FY of Last Payment:	2024

## WATER PHASE 1 - GROCERY STORE

Debt/Obligation Type:	Internal Loans
Principal:	206,080
Interest:	0
Total:	206,080
Annual Appropriation?:	No
Date Incurred:	05/08/2023
FY of Last Payment:	2023

## BENCHMARK GRANTS - GROCERY STORE

Debt/Obligation Type:	Internal Loans
Principal:	250,000
Interest:	0
Total:	250,000
Annual Appropriation?:	No
Date Incurred:	05/08/2023
FY of Last Payment:	2023

## ECONOMIC DEVELOPMENT GRANTS - GROCERY STORE

Debt/Obligation Type:	Rebates
Principal:	350,000
Interest:	0
Total:	350,000
Annual Appropriation?:	Yes
Date Incurred:	05/08/2023
FY of Last Payment:	2029

## Non-Rebates For HULL URBAN RENEWAL

TIF Expenditure Amount:	73,332
Tied To Debt:	2011 AQUATIC G.O. BONDS
Tied To Project:	2011 AQUATIC CENTER

TIF Expenditure Amount:	22,000
Tied To Debt:	2013 STREET
Tied To Project:	2013 STREET

TIF Expenditure Amount:	70,503
Tied To Debt:	2016 STREET
Tied To Project:	2016 STREET

TIF Expenditure Amount:	137,200
Tied To Debt:	2021 MISC STREET REPAIRS
Tied To Project:	2021 MISC STREET REPAIRS

TIF Expenditure Amount:	53,250
Tied To Debt:	2019 DIVISION STREET IMPROVEMENTS
Tied To Project:	2019 DIVISION IMPROVEMENT

TIF Expenditure Amount:	10,000
Tied To Debt:	STOREFRONT IMPROVEMENT GRANT - D & K Doors
Tied To Project:	STOREFRONT IMPROVEMENT GRANT - D & K Doors

TIF Expenditure Amount:	109,515
Tied To Debt:	2022 STREET REHAB PROJECT
Tied To Project:	2022 STREET REHAB



Rebates For HULL URBAN RENEWAL

Economic Development in Industrial Parks

TIF Expenditure Amount:	500,000
Rebate Paid To:	Hull Industrial Development Corporation
Tied To Debt:	2018 HIDC AGREEMENT
Tied To Project:	2018 HIDC AGREEMENT
Projected Final FY of Rebate:	2030

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

### TIF Taxing District Data Collection

Local Government Name: HULL (84G804)  
 Urban Renewal Area: HULL URBAN RENEWAL (84008)  
 TIF Taxing District Name: HULL CITY/BOYDEN-HULL SCH/UR-1/071 INCREM  
 TIF Taxing District Inc. Number: 840099  
 TIF Taxing District Base Year: 1988  
 FY TIF Revenue First Received: 1993  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	07/1994
Economic Development	07/1994

### 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	12,445,280	24,002,900	1,742,480	0	-9,260	40,987,660	0	40,987,660
Taxable	0	6,736,663	21,602,610	1,568,232	0	-9,260	31,687,236	0	31,687,236
Homestead Credits									55

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	6,970,044	31,687,236	31,687,236	0	0

FY 2023 TIF Revenue Received: 965,182

### TIF Taxing District Data Collection

Local Government Name: HULL (84G804)  
 Urban Renewal Area: HULL URBAN RENEWAL (84008)  
 TIF Taxing District Name: HULL CITY/BOYDEN-HULL SCH/UR-1 AQUATIC AMDT/071-1 INCREM  
 TIF Taxing District Inc. Number: 840372  
 TIF Taxing District Base Year: 2011  
 FY TIF Revenue First Received: 0  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2031

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	0	0	0	0	0

FY 2023 TIF Revenue Received: 0

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

### TIF Taxing District Data Collection

Local Government Name: HULL (84G804)  
 Urban Renewal Area: HULL URBAN RENEWAL (84008)  
 TIF Taxing District Name: HULL CITY/BOYDEN-HULL SCH/UR-1 AMDT 5 COMMERCE/071-2 INCREM  
 TIF Taxing District Inc. Number: 840376  
 TIF Taxing District Base Year: 2012  
 FY TIF Revenue First Received: 0  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2032

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	5,692,630	641,800	0	0	6,334,430	0	6,334,430
Taxable	0	0	5,123,367	577,620	0	0	5,700,987	0	5,700,987
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	22,714	5,700,987	5,700,987	0	0

FY 2023 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: HULL (84G804)  
 Urban Renewal Area: HULL URBAN RENEWAL (84008)  
 TIF Taxing District Name: HULL CITY/BOYDEN-HULL SCH/UR-1 AMDT 5 COMMERCE AG/071-3 INCREM  
 TIF Taxing District Inc. Number: 840406  
 TIF Taxing District Base Year: 2012  
 FY TIF Revenue First Received: 0  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2032

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	66,156	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	HULL (84G804)										
Urban Renewal Area:	HULL URBAN RENEWAL (84008)										
TIF Taxing District Name:	HULL CITY/BOYDEN-HULL SCH/HULL UR-1 AMDT 9/071-5 INCREM										
TIF Taxing District Inc. Number:	840450										
TIF Taxing District Base Year:	2020										
FY TIF Revenue First Received:											
Subject to a Statutory end date?	No										
		<table><tr><th colspan="2">UR Designation</th></tr><tr><td>Slum</td><td>No</td></tr><tr><td>Blighted</td><td>No</td></tr><tr><td>Economic Development</td><td>No</td></tr></table>		UR Designation		Slum	No	Blighted	No	Economic Development	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	2,310	394,570	0	0	396,880	0	396,880
Taxable	0	0	2,079	355,113	0	0	357,192	0	357,192
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	12,400	357,192	357,192	0	0

FY 2023 TIF Revenue Received: 0

**Urban Renewal Area Data Collection**

Local Government Name: HULL (84G804)  
 Urban Renewal Area: HULL AREA 1 URBAN RENEWAL  
 UR Area Number: 84035

UR Area Creation Date: 02/1995

UR Area Purpose: Determining an area of the City to be a blighted and economic development area, and that the rehabilitation conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the City residents.

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
HULL/BOYDEN-HULL/UR AREA-1/076 INCREM	840184	840185	673,191

**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	747,990	0	0	0	747,990	0	747,990
Taxable	0	0	673,191	0	0	0	673,191	0	673,191
Homestead Credits									0

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:</b>	<b>-3,140</b>	<b>0</b>	<b>Amount of 07-01-2022 Cash Balance Restricted for LMI</b>
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TIF Revenue:	21,848
TIF Sp. Revenue Fund Interest:	177
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>22,025</b>

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

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:</b>	<b>18,885</b>	<b>0</b>	<b>Amount of 06-30-2023 Cash Balance Restricted for LMI</b>
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## TIF Taxing District Data Collection

Local Government Name:	HULL (84G804)	
Urban Renewal Area:	HULL AREA 1 URBAN RENEWAL (84035)	
TIF Taxing District Name:	HULL/BOYDEN-HULL/UR AREA-1/076 INCREM	
TIF Taxing District Inc. Number:	840185	
TIF Taxing District Base Year:	2002	
FY TIF Revenue First Received:	2005	
Subject to a Statutory end date?	Yes	
Fiscal year this TIF Taxing District statutorily ends:	2024	

	UR Designation
Slum	No
Blighted	02/1995
Economic Development	02/1995

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	747,990	0	0	0	747,990	0	747,990
Taxable	0	0	673,191	0	0	0	673,191	0	673,191
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	7,697	673,191	673,191	0	0

FY 2023 TIF Revenue Received: 21,848

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

## Urban Renewal Area Data Collection

Local Government Name: HULL (84G804)  
 Urban Renewal Area: HULL AREA 5 URBAN RENEWAL  
 UR Area Number: 84037

UR Area Creation Date: 09/2001

UR Area Purpose: This plan is intended to stabilize, revitalize and improve the community by encouraging new development and providing the opportunity for creating vital, dynamic and competitive housing developments, to maintain and improve the character of the community by developing and increasing affordable housing opportunities in the City of Hull, and strengthening the tax bases.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
HULL CITY/BOYDEN-HULL SCH/UR 5-AMEND #2 SUNRISE ADDITION/073-1 INCREM	840379	840380	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:** -7,878      **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
<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:** -7,878      **0**      **Amount of 06-30-2023 Cash Balance Restricted for LMI**

## Income Housing For HULL AREA 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
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:	HULL (84G804)
Urban Renewal Area:	HULL AREA 5 URBAN RENEWAL (84037)
TIF Taxing District Name:	HULL CITY/BOYDEN-HULL SCH/UR 5-AMEND #2 SUNRISE ADDITION/073-1 INCREM
TIF Taxing District Inc. Number:	840380
TIF Taxing District Base Year:	2013
FY TIF Revenue First Received:	0
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2033

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	131,580	0	0	0	0

FY 2023 TIF Revenue Received: 0

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## Urban Renewal Area Data Collection

Local Government Name: HULL (84G804)  
 Urban Renewal Area: HULL AREA 4 URBAN RENEWAL REV  
 UR Area Number: 84058

UR Area Creation Date: 11/2009

UR Area Purpose: Area designed to provide opportunities, incentives, and sites for new and expanded industrial development. To stimulate through public action and commitment, private investmet in, to plan for and provide sufficent land, installation of public works and facilities, to provide a more marketable and attractive investment climate, preserve the health,safety welfare for City of Hull.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
HULL CITY/BOYDEN-HULL SCH/UR AREA 4/074 INCREM	840345	840346	8,573,230

## 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	40,100	11,070,100	0	0	11,110,200	0	11,110,200
Taxable	0	0	36,090	9,963,090	0	0	9,999,180	0	9,999,180
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:** 247,823 0 **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 226,357  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 226,357**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 141,719  
 Returned to County Treasurer: 0  
**Total Expenditures: 141,719**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:** 332,461 0 **Amount of 06-30-2023 Cash Balance Restricted for LMI**

## Projects For HULL AREA 4 URBAN RENEWAL REV

### 2015 GO UR WATER

Description:	Water capacity
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For HULL AREA 4 URBAN RENEWAL REV

### 2015 GO UR WATER

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	662,217
Interest:	49,913
Total:	712,130
Annual Appropriation?:	No
Date Incurred:	06/30/2015
FY of Last Payment:	2027

## Non-Rebates For HULL AREA 4 URBAN RENEWAL REV

TIF Expenditure Amount:	141,719
Tied To Debt:	2015 GO UR WATER
Tied To Project:	2015 GO UR WATER

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

### TIF Taxing District Data Collection

Local Government Name: HULL (84G804)  
 Urban Renewal Area: HULL AREA 4 URBAN RENEWAL REV (84058)  
 TIF Taxing District Name: HULL CITY/BOYDEN-HULL SCH/UR AREA 4/074 INCREM  
 TIF Taxing District Inc. Number: 840346  
 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: 2031

	UR Designation
Slum	No
Blighted	No
Economic Development	11/2009

### 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	40,100	11,070,100	0	0	11,110,200	0	11,110,200
Taxable	0	0	36,090	9,963,090	0	0	9,999,180	0	9,999,180
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	2,536,970	8,573,230	8,573,230	0	0

FY 2023 TIF Revenue Received: 226,357

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

## Urban Renewal Area Data Collection

Local Government Name: HULL (84G804)  
 Urban Renewal Area: HULL AREA 6 URBAN RENEWAL  
 UR Area Number: 84062

UR Area Creation Date: 04/2011

UR Area Purpose: see attached plan

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
HULL CITY/BOYDEN-HULL SCH/UR AREA-6/079 INCREM	840363	840364	2,049,537

## 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	3,214,960	0	3,214,960
Taxable	0	0	0	0	0	0	2,049,537	0	2,049,537
Homestead Credits									0

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

-724

0

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

TIF Revenue: 54,114

TIF Sp. Revenue Fund Interest: 0

Property Tax Replacement Claims 0

Asset Sales & Loan Repayments: 0

**Total Revenue: 54,114**

Rebate Expenditures: 45,998

Non-Rebate Expenditures: 0

Returned to County Treasurer: 0

**Total Expenditures: 45,998**

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

7,392

0

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

## Projects For HULL AREA 6 URBAN RENEWAL

### 2011 ASPEN RESIDENTIAL

Description:	Payments to Hull Industrial Development Corp.
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No



## Debts/Obligations For HULL AREA 6 URBAN RENEWAL

### 2011 ASPEN RESIDENTIAL

Debt/Obligation Type:	Rebates
Principal:	797,755
Interest:	0
Total:	797,755
Annual Appropriation?:	No
Date Incurred:	02/23/2012
FY of Last Payment:	2031

## Rebates For HULL AREA 6 URBAN RENEWAL

### 2011 ASPEN RESIDENTIAL

TIF Expenditure Amount:	45,998
Rebate Paid To:	Hull Industrial Development Corp.
Tied To Debt:	2011 ASPEN RESIDENTIAL
Tied To Project:	2011 ASPEN RESIDENTIAL
Projected Final FY of Rebate:	2030

TIF Taxing District Data Collection

Local Government Name:	HULL (84G804)										
Urban Renewal Area:	HULL AREA 6 URBAN RENEWAL (84062)										
TIF Taxing District Name:	HULL CITY/BOYDEN-HULL SCH/UR AREA-6/079 INCREM										
TIF Taxing District Inc. Number:	840364										
TIF Taxing District Base Year:	2010										
FY TIF Revenue First Received:	2011										
Subject to a Statutory end date?	Yes										
Fiscal year this TIF Taxing District statutorily ends:	2030										
	<table><tr><th colspan="2">UR Designation</th></tr><tr><td>Slum</td><td>No</td></tr><tr><td>Blighted</td><td>No</td></tr><tr><td>Economic Development</td><td>04/2011</td></tr></table>			UR Designation		Slum	No	Blighted	No	Economic Development	04/2011
UR Designation											
Slum	No										
Blighted	No										
Economic Development	04/2011										

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	0	0	0	0	0	3,214,960	0	3,214,960
Taxable	0	0	0	0	0	0	2,049,537	0	2,049,537
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	4,530	2,049,537	2,049,537	0	0

FY 2023 TIF Revenue Received: 54,114

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

## Urban Renewal Area Data Collection

Local Government Name: HULL (84G804)  
 Urban Renewal Area: HULL LIBERTY HEIGHTS URBAN RENEWAL AREA  
 UR Area Number: 84070

UR Area Creation Date: 04/2018

UR Area Purpose: The plan has been developed to help local officials respond to and promote economic development in the City of Hull, Iowa and to stimulate, through public involvement and commitment, private investment in new housing and residential development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
HULL CITY/BOYDEN-HULL SCH/UR LIBERTY HEIGHTS/072-A INCREM	840433	840434	2,408,904

## 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	4,447,500	3,680	0	0	-1,852	4,449,328	0	4,449,328
Taxable	0	2,407,444	3,312	0	0	-1,852	2,408,904	0	2,408,904
Homestead Credits									7

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:** 18,978 6,909 **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue:	41,757
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>41,757</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	44,417
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>44,417</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:** 16,318 21,848 **Amount of 06-30-2023 Cash Balance Restricted for LMI**

## Projects For HULL LIBERTY HEIGHTS URBAN RENEWAL AREA

### 2018 LIBERTY HEIGHTS RESIDENTIAL

Description:	Payments to Hull Industrial Development
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

### Habitat for Humanity Payment - LMI

Description:	Payment to Habitat for Humanity
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	Yes

# Debts/Obligations For HULL LIBERTY HEIGHTS URBAN RENEWAL AREA

## 2018 LIBERTY HEIGHTS RESIDENTIAL

Debt/Obligation Type:	Rebates
Principal:	2,200,000
Interest:	0
Total:	2,200,000
Annual Appropriation?:	No
Date Incurred:	07/10/2018
FY of Last Payment:	2029

## LMI Obligation

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	755,700
Interest:	0
Total:	755,700
Annual Appropriation?:	Yes
Date Incurred:	07/13/2021
FY of Last Payment:	2029

## Non-Rebates For HULL LIBERTY HEIGHTS URBAN RENEWAL AREA

TIF Expenditure Amount:	44,417
Tied To Debt:	2018 LIBERTY HEIGHTS RESIDENTIAL
Tied To Project:	2018 LIBERTY HEIGHTS RESIDENTIAL

## Rebates For HULL LIBERTY HEIGHTS URBAN RENEWAL AREA

### 2018 LIBERTY HEIGHTS RESIDENTIAL

TIF Expenditure Amount:	0
Rebate Paid To:	Hull Industrial Development Corp
Tied To Debt:	2018 LIBERTY HEIGHTS RESIDENTIAL
Tied To Project:	2018 LIBERTY HEIGHTS RESIDENTIAL
Projected Final FY of Rebate:	2029



# Income Housing For HULL LIBERTY HEIGHTS URBAN RENEWAL AREA

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

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

## TIF Taxing District Data Collection

Local Government Name:	HULL (84G804)
Urban Renewal Area:	HULL LIBERTY HEIGHTS URBAN RENEWAL AREA (84070)
TIF Taxing District Name:	HULL CITY/BOYDEN-HULL SCH/UR LIBERTY HEIGHTS/072-A INCREM
TIF Taxing District Inc. Number:	840434
TIF Taxing District Base Year:	2018
FY TIF Revenue First Received:	2020
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2035

	UR Designation
Slum	No
Blighted	No
Economic Development	07/2018

## 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	4,447,500	3,680	0	0	-1,852	4,449,328	0	4,449,328
Taxable	0	2,407,444	3,312	0	0	-1,852	2,408,904	0	2,408,904
Homestead Credits									7

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	59,200	2,408,904	2,408,904	0	0

FY 2023 TIF Revenue Received: 41,757

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

## Urban Renewal Area Data Collection

Local Government Name: HULL (84G804)  
 Urban Renewal Area: HULL MAPLE STREET URBAN RENEWAL AREA  
 UR Area Number: 84071

UR Area Creation Date:

UR Area Purpose:

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
HULL CITY/BOYDEN-HULL SCH/HULL UR AREA MAPLE STREET/077-A INCREM	840445	840446	1,045,538

## 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	1,931,520	0	0	0	0	1,931,520	0	1,931,520
Taxable	0	1,045,538	0	0	0	0	1,045,538	0	1,045,538
Homestead Credits									1

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:** **3,766** **0** **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 27,606  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 27,606**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 10,993  
 Returned to County Treasurer: 0  
**Total Expenditures: 10,993**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:** **20,379** **0** **Amount of 06-30-2023 Cash Balance Restricted for LMI**

## Projects For HULL MAPLE STREET URBAN RENEWAL AREA

### MAPLE STREET DEVELOPMENT RESIDENTIAL

Description:	Payments to Hull Industrial Development
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For HULL MAPLE STREET URBAN RENEWAL AREA

### MAPLE STREET DEVELOPMENT RESIDENTIAL

Debt/Obligation Type:	Rebates
Principal:	1,850,000
Interest:	0
Total:	1,850,000
Annual Appropriation?:	No
Date Incurred:	05/28/2019
FY of Last Payment:	2042

**Non-Rebates For HULL MAPLE STREET URBAN RENEWAL AREA**

TIF Expenditure Amount:	10,993
Tied To Debt:	MAPLE STREET DEVELOPMENT RESIDENTIAL
Tied To Project:	MAPLE STREET DEVELOPMENT RESIDENTIAL

TIF Taxing District Data Collection

Local Government Name:	HULL (84G804)		
Urban Renewal Area:	HULL MAPLE STREET URBAN RENEWAL AREA (84071)		
TIF Taxing District Name:	HULL CITY/BOYDEN-HULL SCH/HULL UR AREA MAPLE STREET/077-A INCREM		
TIF Taxing District Inc. Number:	840446		
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	1,931,520	0	0	0	0	1,931,520	0	1,931,520
Taxable	0	1,045,538	0	0	0	0	1,045,538	0	1,045,538
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	10,120	1,045,538	1,045,538	0	0

FY 2023 TIF Revenue Received: 27,606