

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: HUDSON
 Local Government Number: 07G051

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
HUDSON URBAN RENEWAL	07002	3
HUDSON NORTHERN TIER UR TIF	07007	4
HUDSON HOUSING UR	07049	1
HUDSON DEAN LEE HOUSING UR	07052	1

TIF Debt Outstanding: 10,011,215

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	0	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
TIF Revenue:	1,328,266		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	1,328,266		
Rebate Expenditures:	1,123,020		
Non-Rebate Expenditures:	955,088		
Returned to County Treasurer:	0		
Total Expenditures:	2,078,108		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	-749,842	0	Amount of 06-30-2025 Cash Balance Restricted for LMI
---	-----------------	----------	---

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 8,682,949

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: HUDSON (07G051)
 Urban Renewal Area: HUDSON URBAN RENEWAL
 UR Area Number: 07002

UR Area Creation Date: 11/1994

To provide for the division of taxes levied Hudson, Iowa each year by and for the benefit of the taxing districts to create a special fund to pay for principal/interest on loans, moneys advanced or indebtedness or bonds to finance projects in such area

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
HUDSON CITY/HUDSON SCH/HUDSON UR TIF INCR	070189	070190	31,298,005
HUDSON CITY AG/HUDSON SCH/HUDSON UR TIF INCR	070191	070192	0
HUDSON CITY/HUDSON SCH/HUDSON UR TIF AMD 2 INCR	070434	070435	237,669

Urban Renewal Area Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,564,470	91,563,736	17,247,884	1,316,570	0	-84,000	111,400,660	0	111,400,660
Taxable	1,123,870	42,433,196	12,134,996	1,095,642	0	-84,000	56,495,704	0	56,495,704
Homestead Credits									201

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 0 **Amount of 07-01-2024 Cash Balance Restricted for LMI:** 0

TIF Revenue:	908,112
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	908,112

Rebate Expenditures:	155,038
Non-Rebate Expenditures:	655,575
Returned to County Treasurer:	0
Total Expenditures:	810,613

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 97,499 **Amount of 06-30-2025 Cash Balance Restricted for LMI:** 0

Projects For HUDSON URBAN RENEWAL

Downtown Streetscape

Description:	for economic, population benefit of Hudson
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	No

12-Plex Development Agreement

Description:	for economic benefit of Hudson
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

Pirate Drive

Description:	Street extention
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Bill Colwell Ford

Description:	for economic benefit of Hudson
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For HUDSON URBAN RENEWAL

2019 General Obligation Refunding 2011

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,580,000
Interest:	115,720
Total:	1,695,720
Annual Appropriation?:	Yes
Date Incurred:	06/01/2012
FY of Last Payment:	2029

2013 GO Ref Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	155,000
Interest:	7,050
Total:	162,050
Annual Appropriation?:	Yes
Date Incurred:	06/24/2013
FY of Last Payment:	2026

12-Plex Development Agreement

Debt/Obligation Type:	Rebates
Principal:	284,756
Interest:	0
Total:	284,756
Annual Appropriation?:	Yes
Date Incurred:	12/18/2018
FY of Last Payment:	2032

2020 General Obligation Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,470,000
Interest:	119,400
Total:	1,589,400
Annual Appropriation?:	Yes
Date Incurred:	06/08/2020
FY of Last Payment:	2033

Robles Sanchez

Debt/Obligation Type:	Rebates
Principal:	36,000
Interest:	0
Total:	36,000
Annual Appropriation?:	No
Date Incurred:	11/15/2022
FY of Last Payment:	2027

Bill Colwell Ford

Debt/Obligation Type:	Rebates
Principal:	221,718
Interest:	0
Total:	221,718
Annual Appropriation?:	Yes
Date Incurred:	08/22/2022
FY of Last Payment:	2033

Non-Rebates For HUDSON URBAN RENEWAL

TIF Expenditure Amount:	79,650
Tied To Debt:	2013 GO Ref Bond
Tied To Project:	Downtown Streetscape
TIF Expenditure Amount:	341,525
Tied To Debt:	2019 General Obligation Refunding 2011
Tied To Project:	Pirate Drive
TIF Expenditure Amount:	234,400
Tied To Debt:	2020 General Obligation Bond
Tied To Project:	Pirate Drive

Rebates For HUDSON URBAN RENEWAL

354 E ELDORA RD, HUDSON

TIF Expenditure Amount: 0
Rebate Paid To: CASEYS GENERAL STORE
Projected Final FY of Rebate: 2024

301, 305, 309, 313 SPRINGFIELD AVE

TIF Expenditure Amount: 94,755
Rebate Paid To: HUDSON VENTURES
Tied To Debt: 12-Plex Development Agreement
Tied To Project: 12-Plex Development Agreement
Projected Final FY of Rebate: 2032

UPPER RIDGES 3RD ADDITION

TIF Expenditure Amount: 0
Rebate Paid To: HUDSON MUNICIPAL
ELECTRIC UTILITY
Tied To Debt: 2020 General Obligation Bond
Tied To Project: Pirate Drive
Projected Final FY of Rebate: 2033

LA PENCA

TIF Expenditure Amount: 12,000
Rebate Paid To: SANCHEZ ROBLES
Tied To Debt: Robles Sanchez
Tied To Project: Downtown Streetscape
Projected Final FY of Rebate: 2027

BILL COLWELL FORD

TIF Expenditure Amount: 48,283
Rebate Paid To: BILL COLWELL FORD
Tied To Debt: Bill Colwell Ford
Tied To Project: Bill Colwell Ford
Projected Final FY of Rebate: 2033

Income Housing For HUDSON URBAN RENEWAL

Amount of FY 2025 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
<hr/>	
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 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: HUDSON (07G051)
 Urban Renewal Area: HUDSON URBAN RENEWAL (07002)
 TIF Taxing District Name: HUDSON CITY/HUDSON SCH/HUDSON UR TIF INCR
 TIF Taxing District Inc. Number: 070190
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 1995
 Subject to a Statutory end date? No

UR Designation	
Slum	11/1994
Blighted	11/1994
Economic Development	11/1994

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	91,563,736	15,049,204	1,316,570	0	-84,000	107,637,510	0	107,637,510
Taxable	0	42,433,196	10,217,448	1,095,642	0	-84,000	53,454,286	0	53,454,286
Homestead Credits									201

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	6,073,880	53,454,286	31,298,005	22,156,281	638,662

FY 2025 TIF Revenue Received: 908,112

TIF Taxing District Data Collection

Local Government Name: HUDSON (07G051)
 Urban Renewal Area: HUDSON URBAN RENEWAL (07002)
 TIF Taxing District Name: HUDSON CITY AG/HUDSON SCH/HUDSON UR TIF INCR
 TIF Taxing District Inc. Number: 070192
 TIF Taxing District Base Year: 1993
 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 - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,564,470	0	0	0	0	0	1,564,470	0	1,564,470
Taxable	1,123,870	0	0	0	0	0	1,123,870	0	1,123,870
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	832,540	731,930	0	731,930	15,970

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: HUDSON (07G051)
 Urban Renewal Area: HUDSON URBAN RENEWAL (07002)
 TIF Taxing District Name: HUDSON CITY/HUDSON SCH/HUDSON UR TIF AMD 2 INCR
 TIF Taxing District Inc. Number: 070435
 TIF Taxing District Base Year: 2021
 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 - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	2,198,680	0	0	0	2,198,680	0	2,198,680
Taxable	0	0	1,917,548	0	0	0	1,917,548	0	1,917,548
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,792,770	405,910	237,669	168,241	4,850

FY 2025 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: HUDSON (07G051)
 Urban Renewal Area: HUDSON NORTHERN TIER UR TIF
 UR Area Number: 07007

UR Area Creation Date: 11/2014

To provide for the division of taxes levied Hudson, Iowa each year by and for the benefit of the taxing districts to create a special fund to pay for principal/interest on loans, moneys advanced or indebtedness or bonds to finance projects in such area

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
HUDSON CITY/HUDSON SCH/HUDSON NORTHERN TIER UR INCR	070363	070364	9,027,527
HUDSON CITY AG/HUDSON SCH/HUDSON NORTHERN TIER UR INCR	070365	070366	0
HUDSON CITY/HUDSON SCH/HUDSON NORTHERN TIER UR AMD 1 INCREM	070415	070416	659,681
HUDSON CITY/HUDSON SCH/HUDSON NORTHERN TIER UR TIF AMD2 INCREM	070419	070420	447,883

Urban Renewal Area Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,078,130	1,508,800	11,890,610	0	0	0	14,474,290	0	14,474,290
Taxable	774,499	699,219	9,439,122	0	0	0	10,909,590	0	10,909,590
Homestead Credits									2

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 0 0 **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	292,145
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	292,145

Rebate Expenditures:	160,118
Non-Rebate Expenditures:	299,513
Returned to County Treasurer:	0
Total Expenditures:	459,631

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: -167,486 0 **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For HUDSON NORTHERN TIER UR TIF

Riders Road/Fast Lane

Description:	Road Construction
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Deustch Addition

Description:	Rebate Agreement
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

Stitch Inc DBA D&W Floor Coverings

Description:	Rebate Agreement
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Beovers #2

Description:	Rebate Agreement
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	Yes

Beovers #3

Description:	Rebate Agreement
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

DirtWorks LLC

Description:	Rebate Agreement
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Plumbing Dynamics

Description:	Rebate Agreement
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Beovers #4

Description:	Rebate Agreement
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

Lot 3 LLC

Description:	Rebate Agreement
--------------	------------------

Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

Boevers #5

Description:	Rebate Agreement
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For HUDSON NORTHERN TIER UR TIF

2015 General Obligation

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	840,000
Interest:	50,013
Total:	890,013
Annual Appropriation?:	Yes
Date Incurred:	12/22/2015
FY of Last Payment:	2027

Deutsch Development Agreement

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	09/15/2015
FY of Last Payment:	2023

Stich Inc Development Agreement

Debt/Obligation Type:	Rebates
Principal:	18,491
Interest:	0
Total:	18,491
Annual Appropriation?:	Yes
Date Incurred:	02/03/2017
FY of Last Payment:	2029

Boevers #3 Development Agreement

Debt/Obligation Type:	Rebates
Principal:	7,895
Interest:	0
Total:	7,895
Annual Appropriation?:	Yes
Date Incurred:	02/27/2017
FY of Last Payment:	2025

Dirtworks Development Agreement

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	06/25/2018
FY of Last Payment:	2029

Plumbing Dynamics Development Agreement

Debt/Obligation Type:	Rebates
Principal:	20,078
Interest:	0
Total:	20,078
Annual Appropriation?:	Yes
Date Incurred:	06/25/2018
FY of Last Payment:	2029

Boevers #4 Development Agreement

Debt/Obligation Type:	Rebates
Principal:	196,951
Interest:	0
Total:	196,951
Annual Appropriation?:	Yes
Date Incurred:	02/27/2017
FY of Last Payment:	2031

Lot 3 LLC

Debt/Obligation Type:	Rebates
Principal:	170,048
Interest:	0
Total:	170,048
Annual Appropriation?:	Yes
Date Incurred:	07/13/2020
FY of Last Payment:	2032

Boevers #5

Debt/Obligation Type:	Rebates
Principal:	97,406
Interest:	0
Total:	97,406
Annual Appropriation?:	Yes
Date Incurred:	06/28/2021
FY of Last Payment:	2033

Non-Rebates For HUDSON NORTHERN TIER UR TIF

TIF Expenditure Amount:	299,513
Tied To Debt:	2015 General Obligation
Tied To Project:	Riders Road/Fast Lane

Rebates For HUDSON NORTHERN TIER UR TIF

3400 S Hudson

TIF Expenditure Amount:	10,988
Rebate Paid To:	Cory Haberstich
Tied To Debt:	Stich Inc Development Agreement
Tied To Project:	Stitch Inc DBA D&W Floor Coverings
Projected Final FY of Rebate:	2029

3200 S Hudson

TIF Expenditure Amount:	7,896
Rebate Paid To:	Kurt & Jenifer Boevers
Tied To Debt:	Boevers #3 Development Agreement
Tied To Project:	Boevers #3
Projected Final FY of Rebate:	2027

3200 S Hudson

TIF Expenditure Amount:	91,143
Rebate Paid To:	Kurt & Jenifer Boevers
Tied To Debt:	Boevers #4 Development Agreement
Tied To Project:	Boevers #4
Projected Final FY of Rebate:	2027

Dirtworks Development Agreement

TIF Expenditure Amount:	0
Rebate Paid To:	DirtWorks LLC
Tied To Debt:	Dirtworks Development Agreement
Tied To Project:	DirtWorks LLC
Projected Final FY of Rebate:	2029

Plumbing Dynamics Development Agreement

TIF Expenditure Amount:	15,910
Rebate Paid To:	Plumbing Dynamics LLC
Tied To Debt:	Plumbing Dynamics Development Agreement
Tied To Project:	Plumbing Dynamics
Projected Final FY of Rebate:	2029

Lot 3 LLC

TIF Expenditure Amount:	23,170
Rebate Paid To:	Anthony Halterman
Tied To Debt:	Lot 3 LLC
Tied To Project:	Lot 3 LLC
Projected Final FY of Rebate:	2032

3200 S Hudson

TIF Expenditure Amount:	11,011
Rebate Paid To:	Kurt & Jenifer Boevers
Tied To Debt:	Boevers #5
Tied To Project:	Boevers #5
Projected Final FY of Rebate:	2033

Income Housing For HUDSON NORTHERN TIER UR TIF

Amount of FY 2025 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
<hr/>	
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 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: HUDSON (07G051)
 Urban Renewal Area: HUDSON NORTHERN TIER UR TIF (07007)
 TIF Taxing District Name: HUDSON CITY/HUDSON SCH/HUDSON NORTHERN TIER UR INCR
 TIF Taxing District Inc. Number: 070364
 TIF Taxing District Base Year: 2015
 FY TIF Revenue First Received: 2018
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,508,800	10,514,460	0	0	0	12,020,010	0	12,020,010
Taxable	0	699,219	8,331,558	0	0	0	9,027,527	0	9,027,527
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,410,328	9,027,527	9,027,527	0	0

FY 2025 TIF Revenue Received: 292,145

TIF Taxing District Data Collection

Local Government Name: HUDSON (07G051)
 Urban Renewal Area: HUDSON NORTHERN TIER UR TIF (07007)
 TIF Taxing District Name: HUDSON CITY AG/HUDSON SCH/HUDSON NORTHERN TIER UR INCR
 TIF Taxing District Inc. Number: 070366
 TIF Taxing District Base Year: 2015
 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 - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,078,130	0	0	0	0	0	1,078,130	0	1,078,130
Taxable	774,499	0	0	0	0	0	774,499	0	774,499
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,513,454	0	0	0	0

FY 2025 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name:	HUDSON (07G051)	
Urban Renewal Area:	HUDSON NORTHERN TIER UR TIF (07007)	
TIF Taxing District Name:	HUDSON CITY/HUDSON SCH/HUDSON NORTHERN TIER UR AMD 1 INCREM	
TIF Taxing District Inc. Number:	070416	
TIF Taxing District Base Year:	2019	
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 - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	805,740	0	0	0	805,740	0	805,740
Taxable	0	0	659,681	0	0	0	659,681	0	659,681
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	81,350	659,681	659,681	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	HUDSON (07G051)	
Urban Renewal Area:	HUDSON NORTHERN TIER UR TIF (07007)	
TIF Taxing District Name:	HUDSON CITY/HUDSON SCH/HUDSON NORTHERN TIER UR TIF AMD2 INCREM	
TIF Taxing District Inc. Number:	070420	
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 - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	570,410	0	0	0	570,410	0	570,410
Taxable	0	0	447,883	0	0	0	447,883	0	447,883
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	25,420	447,883	447,883	0	0

FY 2025 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: HUDSON (07G051)
 Urban Renewal Area: HUDSON HOUSING UR
 UR Area Number: 07049

UR Area Creation Date: 11/2019

To provide for the division of taxes levied Hudson, Iowa each year by and for the benefit of the taxing districts to create a special fund to pay for principal/interest on loans, moneys advanced or indebtedness or bonds to finance projects in such area

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
HUDSON CITY/HUDSON SCH/HUDSON HOUSING TIF INCR	070381	070382	4,375,094

Urban Renewal Area Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	19,315,630	0	0	0	-12,000	19,300,380	0	19,300,380
Taxable	0	8,951,401	0	0	0	-12,000	8,936,151	0	8,936,151
Homestead Credits									26

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 0 0 **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	126,115
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	126,115

Rebate Expenditures:	807,864
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	807,864

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: -681,749 0 **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For HUDSON HOUSING UR

Twin Oaks Development

Description:	Rebate Agreement
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For HUDSON HOUSING UR

Twin Oaks Development

Debt/Obligation Type:	Rebates
Principal:	4,220,689
Interest:	0
Total:	4,220,689
Annual Appropriation?:	Yes
Date Incurred:	12/18/2017
FY of Last Payment:	2031

Rebates For HUDSON HOUSING UR

Twin Oaks Development

TIF Expenditure Amount:	807,864
Rebate Paid To:	0Twin Oaks Apartments
Tied To Debt:	Twin Oaks Development
Tied To Project:	Twin Oaks Development
Projected Final FY of Rebate:	2031

Income Housing For HUDSON HOUSING UR

Amount of FY 2025 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	600,000
<hr/>	
Lots for low and moderate income housing:	1
Construction of low and moderate income housing:	600,000
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 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: HUDSON (07G051)
 Urban Renewal Area: HUDSON HOUSING UR (07049)
 TIF Taxing District Name: HUDSON CITY/HUDSON SCH/HUDSON HOUSING TIF INCR
 TIF Taxing District Inc. Number: 070382
 TIF Taxing District Base Year: 2018
 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 - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	19,315,630	0	0	0	-12,000	19,300,380	0	19,300,380
Taxable	0	8,951,401	0	0	0	-12,000	8,936,151	0	8,936,151
Homestead Credits									26

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	241,027	8,936,151	4,375,094	4,561,057	131,474

FY 2025 TIF Revenue Received: 126,115

Projects For HUDSON DEAN LEE HOUSING UR

Dean Lee Housing

Description:	Dean Lee Housing Rebate
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For HUDSON DEAN LEE HOUSING UR

Dean Lee Housing Rebate

Debt/Obligation Type:	Rebates
Principal:	400,000
Interest:	0
Total:	400,000
Annual Appropriation?:	Yes
Date Incurred:	04/01/2022
FY of Last Payment:	2035

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: HUDSON (07G051)
 Urban Renewal Area: HUDSON DEAN LEE HOUSING UR (07052)
 TIF Taxing District Name: HUDSON CITY/HUDSON SCH/HUDSON DEAN LEE HOUSING TIF INCREM
 TIF Taxing District Inc. Number: 070443

TIF Taxing District Base Year:	0		UR Designation
FY TIF Revenue First Received:		Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	No

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	143,540	0	0	0	0	143,540	0	143,540
Taxable	0	66,520	0	0	0	0	66,520	0	66,520
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	21,500	66,520	66,520	0	0

FY 2025 TIF Revenue Received: 1,894