

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: ARNOLDS PARK
 Local Government Number: 30G272

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
ARNOLDS PARK URBAN RENEWAL	30001	1
ARNOLDS PARK #2 URBAN RENEWAL	30002	1
ARNOLDS PARK BRIDGES BAY URBAN RENEWAL	30026	1

TIF Debt Outstanding: 18,892,379

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	163,417	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
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TIF Revenue:	0		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	685,530		
Asset Sales & Loan Repayments:	0		
Total Revenue:	685,530		

Rebate Expenditures:	0		
Non-Rebate Expenditures:	274,626		
Returned to County Treasurer:	0		
Total Expenditures:	274,626		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	574,321	0	Amount of 06-30-2025 Cash Balance Restricted for LMI
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Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 18,043,432

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Urban Renewal Area Data Collection

Local Government Name: ARNOLDS PARK (30G272)
 Urban Renewal Area: ARNOLDS PARK URBAN RENEWAL
 UR Area Number: 30001

UR Area Creation Date: 04/1990

The plan is intended to stabilize, revitalize and improve the community by encouraging development and providing the opportunity for creating a vital, dynamic and competitive economic development area for Arnold's Park according to the Comprehensive Plan.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
ARNOLDS PARK CITY/OKOBOJI SCH/URBAN RENEWAL INCREM	300067	300068	33,376,928

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	49,887,683	46,245,203	0	0	-16,000	96,087,636	0	96,087,636
Taxable	0	23,119,356	37,603,800	0	0	-16,000	60,677,906	0	60,677,906
Homestead Credits									19

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **89,851** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	515,091
Asset Sales & Loan Repayments:	0
Total Revenue:	515,091

Rebate Expenditures:	0
Non-Rebate Expenditures:	130,326
Returned to County Treasurer:	0
Total Expenditures:	130,326

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **474,616** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For ARNOLDS PARK URBAN RENEWAL

Zephyr Drive Storm Sewer and Parking

Description:	Utilities and Hard Surface Parking
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Water Loop - West Broadway

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

Sewer / Stormsewer - Hwy 71

Description:	Utility work - Hwy 71 Corridor
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Hwy 71 - Landscape & Ltg.

Description:	Trails, Sidewalks, Street Lights, Landscape Recreational facilities (lake development, parks, ball fields, trails)
Classification:	trails)
Physically Complete:	Yes
Payments Complete:	No

West Broadway St Reconstruction

Description:	Roadway and Utility Reconstruction
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Broadway Trails and Lighting

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

Parking - Legion/Hwy 71

Description:	Utilities and Hard Surface Parking
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Cemetary and War Memorial

Description:	Landscaping along Hwy 71 and Bascom St. Recreational facilities (lake development, parks, ball fields, trails)
Classification:	trails)
Physically Complete:	Yes
Payments Complete:	No

Lake Street Lighting

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

Hwy 71 Welcome Signs

Description:	City Entrance Signs
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	No

City Park Redevelopment

Description:	Downtown City Park - Parking/shelter/trails
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	No

Lake Shore Drive

Description:	Roadway Reconstruction
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Bond Fees/Misc Charges

Description:	Bond Fees/Misc Charges
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For ARNOLDS PARK URBAN RENEWAL

2019 GO Refunding Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	140,000
Interest:	6,900
Total:	146,900
Annual Appropriation?:	Yes
Date Incurred:	09/26/2019
FY of Last Payment:	2027

2021 GO Refunding Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,175,000
Interest:	137,104
Total:	2,312,104
Annual Appropriation?:	Yes
Date Incurred:	05/19/2021
FY of Last Payment:	2029

Bond Fees/Misc Charges

Debt/Obligation Type:	Other Debt
Principal:	600
Interest:	0
Total:	600
Annual Appropriation?:	No
Date Incurred:	07/01/2021
FY of Last Payment:	2025

Non-Rebates For ARNOLDS PARK URBAN RENEWAL

TIF Expenditure Amount:	4,319
Tied To Debt:	2021 GO Refunding Bonds
Tied To Project:	West Broadway St Reconstruction
TIF Expenditure Amount:	2,026
Tied To Debt:	2021 GO Refunding Bonds
Tied To Project:	Broadway Trails and Lighting
TIF Expenditure Amount:	2,637
Tied To Debt:	2021 GO Refunding Bonds
Tied To Project:	Cemetary and War Memorial
TIF Expenditure Amount:	2,238
Tied To Debt:	2021 GO Refunding Bonds
Tied To Project:	City Park Redevelopment
TIF Expenditure Amount:	546
Tied To Debt:	2021 GO Refunding Bonds
Tied To Project:	Lake Shore Drive
TIF Expenditure Amount:	175
Tied To Debt:	2021 GO Refunding Bonds
Tied To Project:	Lake Street Lighting
TIF Expenditure Amount:	93
Tied To Debt:	2021 GO Refunding Bonds
Tied To Project:	Hwy 71 Welcome Signs
TIF Expenditure Amount:	305
Tied To Debt:	2021 GO Refunding Bonds
Tied To Project:	Zephyr Drive Storm Sewer and Parking
TIF Expenditure Amount:	186
Tied To Debt:	2021 GO Refunding Bonds
Tied To Project:	Water Loop - West Broadway
TIF Expenditure Amount:	308
Tied To Debt:	2021 GO Refunding Bonds
Tied To Project:	Parking - Legion/Hwy 71
TIF Expenditure Amount:	12,407
Tied To Debt:	2021 GO Refunding Bonds
Tied To Project:	Hwy 71 - Landscape & Ltg.
TIF Expenditure Amount:	20,286
Tied To Debt:	2021 GO Refunding Bonds
Tied To Project:	Sewer / Stormsewer - Hwy 71
TIF Expenditure Amount:	84,200
Tied To Debt:	2019 GO Refunding Bonds
Tied To Project:	City Park Redevelopment
TIF Expenditure Amount:	600
Tied To Debt:	Bond Fees/Misc Charges
Tied To Project:	Bond Fees/Misc Charges

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2012, 2016A, and 2016B GO Urban Renewal Bonds were refinanced and are now a part of the 2021 GO Refunding Bonds.

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2025

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TIF Taxing District Data Collection

Local Government Name: ARNOLDS PARK (30G272)
 Urban Renewal Area: ARNOLDS PARK URBAN RENEWAL (30001)
 TIF Taxing District Name: ARNOLDS PARK CITY/OKOBOJI SCH/URBAN RENEWAL INCREM
 TIF Taxing District Inc. Number: 300068
 TIF Taxing District Base Year: 1989
 FY TIF Revenue First Received: 1990
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	05/1990

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	49,887,683	46,245,203	0	0	-16,000	96,087,636	0	96,087,636
Taxable	0	23,119,356	37,603,800	0	0	-16,000	60,677,906	0	60,677,906
Homestead Credits									19

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	15,725,400	60,677,906	33,376,928	27,300,978	432,591

FY 2025 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: ARNOLDS PARK (30G272)
 Urban Renewal Area: ARNOLDS PARK #2 URBAN RENEWAL
 UR Area Number: 30002

UR Area Creation Date: 12/1994

The plan is to stabilize, revitalize and improve the community through blight removal and by encouraging economic development and providing opportunities for creating dynamic and competitive industrial development for Arnolds Park and surrounding areas.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
ARNOLDS PARK CITY/OKOBOJI SCH/URBAN RENEWAL # 2 INCREM	300065	300066	0

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	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 07-01-2024: 34,211 0 **Amount of 07-01-2024 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 06-30-2025: 34,211 0 **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For ARNOLDS PARK #2 URBAN RENEWAL

East Broadway

Description:	Roadway reconstruction from Hwy 71 to Rohr
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Forest Park Road

Description:	Utilities and Roadway Reconstruction
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

240th Ave.

Description:	Cost share with Dickinson Co. - Roadway construction
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Dam Road - Helms Dr.

Description:	Water/Sewer and Roadway construction
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Blight Remediation

Description:	Blight Remediation
Classification:	Acquisition of property
Physically Complete:	No
Payments Complete:	No

City Civic Complex

Description:	City Civic Complex
Classification:	Commercial - office properties
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For ARNOLDS PARK #2 URBAN RENEWAL

2025 GO Capital Loan Notes

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	9,995,000
Interest:	6,120,825
Total:	16,115,825
Annual Appropriation?:	Yes
Date Incurred:	06/03/2025
FY of Last Payment:	2045

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TIF Taxing District Data Collection

Local Government Name: ARNOLDS PARK (30G272)
 Urban Renewal Area: ARNOLDS PARK #2 URBAN RENEWAL (30002)
 TIF Taxing District Name: ARNOLDS PARK CITY/OKOBOJI SCH/URBAN RENEWAL # 2 INCREM
 TIF Taxing District Inc. Number: 300066
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 1995
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	12/1994
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	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 2025	19,691,600	0	0	0	0

FY 2025 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: ARNOLDS PARK (30G272)
 Urban Renewal Area: ARNOLDS PARK BRIDGES BAY URBAN RENEWAL
 UR Area Number: 30026

UR Area Creation Date: 11/2006

UR Area Purpose: This plan is intended to stabilize, revitalize and improve the community by encouraging new commercial economic development opportunities within the community and Dickinson County Iowa.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
ARNOLDS PARK CITY/OKOBOJI SCH/UR TIF BRIDGES BAY INCRE	300141	300142	8,787,128

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	15,500,700	13,139,000	0	0	0	28,639,700	0	28,639,700
Taxable	0	7,183,480	6,772,398	0	0	0	13,955,878	0	13,955,878
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	39,355	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
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TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	170,439
Asset Sales & Loan Repayments:	0
Total Revenue:	170,439

Rebate Expenditures:	0
Non-Rebate Expenditures:	144,300
Returned to County Treasurer:	0
Total Expenditures:	144,300

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	65,494	0	Amount of 06-30-2025 Cash Balance Restricted for LMI
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Projects For ARNOLDS PARK BRIDGES BAY URBAN RENEWAL

Linden Drive Water and Sewer

Description:	Water and Sewer upgrades to Linden Dr.
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Hinshaw Bridge

Description:	Cost share bridge construction with County and DOT
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Linden Drive Trails and Lighting

Description:	Construction of trails and sidewalks as well as street lighting
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	No

Linden Dr. intersection Hwy 71

Description:	Right turn lane and reconstruction of roadway from Hwy 71 to Iowa St.
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Linden Dr. Street Projects

Description:	Water/Sewer Upgrades/Construction of Trails & sidewalks, Right turn lane and reconstruction of roadway from Hwy 71 to Iowa St
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Bond fee/charges

Description:	Bond fee/charges
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For ARNOLDS PARK BRIDGES BAY URBAN RENEWAL

2019 GO Refunding Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	300,000
Interest:	16,650
Total:	316,650
Annual Appropriation?:	No
Date Incurred:	09/26/2020
FY of Last Payment:	2027

Bond fee/charges

Debt/Obligation Type:	Other Debt
Principal:	300
Interest:	0
Total:	300
Annual Appropriation?:	No
Date Incurred:	05/15/2021
FY of Last Payment:	2025

Non-Rebates For **ARNOLDS PARK BRIDGES BAY URBAN RENEWAL**

TIF Expenditure Amount:	144,000
Tied To Debt:	2019 GO Refunding Bonds
Tied To Project:	Linden Dr. Street Projects

TIF Expenditure Amount:	300
Tied To Debt:	2019 GO Refunding Bonds
Tied To Project:	Bond fee/charges

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2014B GO Urban Renewal Bonds were refinanced and are now a part of the 2019 GO Obligation Refunding Bonds.

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2025

0

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TIF Taxing District Data Collection

Local Government Name: ARNOLDS PARK (30G272)
 Urban Renewal Area: ARNOLDS PARK BRIDGES BAY URBAN RENEWAL (30026)
 TIF Taxing District Name: ARNOLDS PARK CITY/OKOBOJI SCH/UR TIF BRIDGES BAY INCRE
 TIF Taxing District Inc. Number: 300142
 TIF Taxing District Base Year: 2005
 FY TIF Revenue First Received: 2007
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2027

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2006

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	15,500,700	13,139,000	0	0	0	28,639,700	0	28,639,700
Taxable	0	7,183,480	6,772,398	0	0	0	13,955,878	0	13,955,878
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	862,900	13,955,878	8,787,128	5,168,750	81,900

FY 2025 TIF Revenue Received: 0