

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: HAMILTON COUNTY
 Local Government Number: 40

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
HAMILTON COUNTY HORIZON ETHANOL URBAN RENEWAL	40026	1
HAMILTON COUNTY AG PARTNERS URBAN RENEWAL	40028	1
HAMILTON COUNTY VAN DIEST SUPPLY CO URBAN RENEWAL TIF AREA	40031	1

TIF Debt Outstanding: 182,450

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	237,215	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:	116,800
Returned to County Treasurer:	0
Total Expenditures:	116,800

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	120,415	0	Amount of 06-30-2025 Cash Balance Restricted for LMI
---	----------------	----------	---

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: -54,765

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: HAMILTON COUNTY (40)
 Urban Renewal Area: HAMILTON COUNTY HORIZON ETHANOL URBAN RENEWAL
 UR Area Number: 40026

UR Area Creation Date: 10/2005

UR Area Purpose: Economic Development - Horizon
 Ethanol Plant

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
LYON TWP/SOUTH HAMILTON SCH/HAMILTON COUNTY HORIZON ETHANOL URBAN RENEWAL INCR	400178	400179	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	614,600	0	0	15,146,590	0	0	15,761,190	0	15,761,190
Taxable	441,511	0	0	8,263,314	0	0	8,704,825	0	8,704,825
Homestead Credits									0

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:	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:	0	0	Amount of 06-30-2025 Cash Balance Restricted for LMI

Projects For HAMILTON COUNTY HORIZON ETHANOL URBAN RENEWAL

Horizon Ethanol UR

Description:	Horizon Ethanol Plant
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For HAMILTON COUNTY HORIZON ETHANOL URBAN RENEWAL

Horizan Ethanol

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/27/2006
FY of Last Payment:	2022

Non-Rebates For HAMILTON COUNTY HORIZON ETHANOL URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	Horizan Ethanol
Tied To Project:	Horizon Ethanol UR

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF balance reapportioned to tax districts May, 2023.

256 Characters Left

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

0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: HAMILTON COUNTY (40)
 Urban Renewal Area: HAMILTON COUNTY HORIZON ETHANOL URBAN RENEWAL (40026)
 TIF Taxing District Name: LYON TWP/SOUTH HAMILTON SCH/HAMILTON COUNTY HORIZON ETHANOL URBAN RENEWAL INCR
 TIF Taxing District Inc. Number: 400179
 TIF Taxing District Base Year: 2004
 FY TIF Revenue First Received: 2008
 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 - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	614,600	0	0	15,146,590	0	0	15,761,190	0	15,761,190
Taxable	441,511	0	0	8,263,314	0	0	8,704,825	0	8,704,825
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	282,330	8,704,825	0	8,704,825	214,086

FY 2025 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: HAMILTON COUNTY (40)
 Urban Renewal Area: HAMILTON COUNTY AG PARTNERS URBAN RENEWAL
 UR Area Number: 40028

UR Area Creation Date: 06/2008

UR Area Purpose: Economic Development -
 Improvement of County highways
 and roads in connection with the
 development of a feed mill facility.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
LINCOLN TWP/SOUTH HAMILTON SCH/HAMILTON COUNTY AG PARTNERS URBAN RENEWAL INCR	400194	400195	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	477,440	645,880	0	10,137,530	0	0	11,260,850	0	11,260,850
Taxable	342,978	299,319	0	4,793,393	0	0	5,435,690	0	5,435,690
Homestead Credits									1

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **58,886** **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:	50,500
Returned to County Treasurer:	0
Total Expenditures:	50,500

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **8,386** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For HAMILTON COUNTY AG PARTNERS URBAN RENEWAL

Ag Partners Urban Renewal District

Description:	Economic Development - Road Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Ag Partners Urban Renewal Amendment

Description:	Economic Development - Road Improvement
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For HAMILTON COUNTY AG PARTNERS URBAN RENEWAL

2009 Highway Bond 2012A Refunding Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/24/2008
FY of Last Payment:	2025

2019 GO Road Improvement Note

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	08/28/2019
FY of Last Payment:	2019

2020A GO Refunding Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	03/03/2020
FY of Last Payment:	2022

2021A GO Refunding Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	50,000
Interest:	500
Total:	50,500
Annual Appropriation?:	No
Date Incurred:	01/13/2021
FY of Last Payment:	2025

Non-Rebates For HAMILTON COUNTY AG PARTNERS URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	2009 Highway Bond 2012A Refunding Bond
Tied To Project:	Ag Partners Urban Renewal Amendment
TIF Expenditure Amount:	0
Tied To Debt:	2019 GO Road Improvement Note
Tied To Project:	Ag Partners Urban Renewal Amendment
TIF Expenditure Amount:	0
Tied To Debt:	2020A GO Refunding Bonds
Tied To Project:	Ag Partners Urban Renewal Amendment
TIF Expenditure Amount:	50,500
Tied To Debt:	2021A GO Refunding Bonds
Tied To Project:	Ag Partners Urban Renewal Amendment

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: HAMILTON COUNTY (40)
 Urban Renewal Area: HAMILTON COUNTY AG PARTNERS URBAN RENEWAL (40028)
 TIF Taxing District Name: LINCOLN TWP/SOUTH HAMILTON SCH/HAMILTON COUNTY AG PARTNERS URBAN RENEWAL INCR
 TIF Taxing District Inc. Number: 400195
 TIF Taxing District Base Year: 2006
 FY TIF Revenue First Received: 2010
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2029

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2008

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	477,440	645,880	0	10,137,530	0	0	11,260,850	0	11,260,850
Taxable	342,978	299,319	0	4,793,393	0	0	5,435,690	0	5,435,690
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	988,800	5,435,690	0	5,435,690	132,774

FY 2025 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: HAMILTON COUNTY (40)
 Urban Renewal Area: HAMILTON COUNTY VAN DIEST SUPPLY CO URBAN RENEWAL TIF AREA
 UR Area Number: 40031

UR Area Creation Date: 08/2013

UR Area Purpose: Economic Development -
 Improvement of County roads and
 job creation in connection with the
 expansion of Van Diest Supply
 Company.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
FREEDOM TWP/WEBSTER CITY (WEBSTER CITY) SCH/VD SUPPLY CO UR INCR	400218	400219	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	450,140	267,400	0	19,351,050	0	0	20,068,590	0	20,068,590
Taxable	323,366	123,921	0	9,715,438	0	0	10,162,725	0	10,162,725
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **178,329** **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:	66,300
Returned to County Treasurer:	0
Total Expenditures:	66,300

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **112,029** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For HAMILTON COUNTY VAN DIEST SUPPLY CO URBAN RENEWAL TIF AREA

Van Diest Supply Co UR

Description:	Economic Development-Improvement of County Roads
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For HAMILTON COUNTY VAN DIEST SUPPLY CO URBAN RENEWAL TIF AREA

GO Highway Improvement Bonds, Series 2013B

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	10/01/2013
FY of Last Payment:	2032

GO Refunding Bond 2021A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	130,000
Interest:	1,950
Total:	131,950
Annual Appropriation?:	No
Date Incurred:	01/13/2021
FY of Last Payment:	2026

Non-Rebates For HAMILTON COUNTY VAN DIEST SUPPLY CO URBAN RENEWAL TIF AREA

TIF Expenditure Amount:	66,300
Tied To Debt:	GO Highway Improvement Bonds, Series 2013B
Tied To Project:	Van Diest Supply Co UR

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

No debt was incurred during FY14.
Series 2013B was refunded in Series 2021A 1/1/21

256 Characters Left

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

0

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: HAMILTON COUNTY (40)
 Urban Renewal Area: HAMILTON COUNTY VAN DIEST SUPPLY CO URBAN RENEWAL TIF AREA (40031)
 TIF Taxing District Name: FREEDOM TWP/WEBSTER CITY (WEBSTER CITY) SCH/VD SUPPLY CO UR INCR
 TIF Taxing District Inc. Number: 400219
 TIF Taxing District Base Year: 2012
 FY TIF Revenue First Received: 2016
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2034

UR Designation	
Slum	No
Blighted	No
Economic Development	08/2013

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	450,140	267,400	0	19,351,050	0	0	20,068,590	0	20,068,590
Taxable	323,366	123,921	0	9,715,438	0	0	10,162,725	0	10,162,725
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	8,061,030	10,162,725	0	10,162,725	250,248

FY 2025 TIF Revenue Received: 0