

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: HARDIN COUNTY
 Local Government Number: 42

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
HARDIN COUNTY JENNINGS PARK URBAN RENEWAL	42011	1
HARDIN COUNTY PINE LAKE CORN PROCESSORS URBAN RENEWAL	42012	2
GARDEN WIND FARM URBAN RENEWAL	42014	4

TIF Debt Outstanding: **0**

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	15,286	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
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TIF Revenue:	7,615		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	7,615		

Rebate Expenditures:	19,960		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
Total Expenditures:	19,960		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	2,941	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: **-22,901**

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Urban Renewal Area Data Collection

Local Government Name: HARDIN COUNTY (42)
 Urban Renewal Area: HARDIN COUNTY JENNINGS PARK URBAN RENEWAL
 UR Area Number: 42011
 UR Area Creation Date: 06/2002
 UR Area Purpose: See attached plan

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
IOWA FALLS CITY/IOWA FALLS SCH/CO UR1 CARBO TECH INCREMENT	420140	420141	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:	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						

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The internal loans in 2011-2014 from the Gen.Fund were required to make the bond payments. TIF revenue wasn't enough to do so. The loans are repaid by TIF revenue which will be entirely recaptured between 2015 and 2018. They are included in TIF rev.

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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: HARDIN COUNTY (42)
 Urban Renewal Area: HARDIN COUNTY JENNINGS PARK URBAN RENEWAL (42011)
 TIF Taxing District Name: IOWA FALLS CITY/IOWA FALLS SCH/CO UR1 CARBO TECH INCREMENT
 TIF Taxing District Inc. Number: 420141
 TIF Taxing District Base Year: 2001
 FY TIF Revenue First Received: 2004
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2023

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2002

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	7,070	0	0	0	0

FY 2025 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: HARDIN COUNTY (42)
 Urban Renewal Area: HARDIN COUNTY PINE LAKE CORN PROCESSORS URBAN RENEWAL
 UR Area Number: 42012
 UR Area Creation Date: 08/2003
 UR Area Purpose: see attached plan

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
CLAY TWP/AGWSR SCH/PLCP TIF INCREMENT	420146	420147	0
CLAY TWP NRP	420216	420217	328,687

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	1,784,640	0	0	1,784,640	0	1,784,640
Taxable	0	0	0	1,540,690	0	0	1,540,690	0	1,540,690
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 15,286 0 **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	7,615
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	7,615

Rebate Expenditures:	19,960
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	19,960

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 2,941 0 **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For HARDIN COUNTY PINE LAKE CORN PROCESSORS URBAN RENEWAL

NRP

Description:	Expansion/cold storage
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For HARDIN COUNTY PINE LAKE CORN PROCESSORS URBAN RENEWAL

NRP rebate

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	12/22/2016
FY of Last Payment:	2029

Rebates For HARDIN COUNTY PINE LAKE CORN PROCESSORS URBAN RENEWAL

33460 170th St Steamboat Rock, IA

TIF Expenditure Amount:	19,960
Rebate Paid To:	NRP
Tied To Debt:	NRP rebate
Tied To Project:	NRP
Projected Final FY of Rebate:	2029

33460 170th St Steamboat Rock

TIF Expenditure Amount:	0
Rebate Paid To:	NRP (prior FY 2nd half payment)
Tied To Debt:	NRP rebate
Tied To Project:	NRP
Projected Final FY of Rebate:	2019

33460 170th St Steamboat Rock

TIF Expenditure Amount:	0
Rebate Paid To:	NRP (FY20/21 2nd Portions)
Tied To Debt:	NRP rebate
Tied To Project:	NRP
Projected Final FY of Rebate:	2029

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PLCP bonds are paid in full (FY19). The NRP rebate is up to 300,000 maximum over ten years.
Only 1 rebate payment was made this year for both payments. Excess amount was paid to catch up for past years.

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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: HARDIN COUNTY (42)
 Urban Renewal Area: HARDIN COUNTY PINE LAKE CORN PROCESSORS URBAN RENEWAL (42012)
 TIF Taxing District Name: CLAY TWP/AGWSR SCH/PLCP TIF INCREMENT
 TIF Taxing District Inc. Number: 420147
 TIF Taxing District Base Year: 2002
 FY TIF Revenue First Received: 2007
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2023

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2003

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	166,385	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: HARDIN COUNTY (42)
 Urban Renewal Area: HARDIN COUNTY PINE LAKE CORN PROCESSORS URBAN RENEWAL (42012)
 TIF Taxing District Name: CLAY TWP NRP
 TIF Taxing District Inc. Number: 420217
 TIF Taxing District Base Year: 2016
 FY TIF Revenue First Received: 2017
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2029

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	0	1,784,640	0	0	1,784,640	0	1,784,640
Taxable	0	0	0	1,540,690	0	0	1,540,690	0	1,540,690
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	808,950	975,690	328,687	647,003	14,990

FY 2025 TIF Revenue Received: 7,615

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Urban Renewal Area Data Collection

Local Government Name: HARDIN COUNTY (42)
 Urban Renewal Area: GARDEN WIND FARM URBAN RENEWAL
 UR Area Number: 42014

 UR Area Creation Date: 06/2010

 UR Area Purpose: See attached plan

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
CONCORD TWP/HUB-RAD SCH/GARDEN WIND TIF INCREMENT	420180	420181	0
GRANT TWP/HUB-RAD SCH/GARDEN WIND TIF INCREMENT	420182	420183	0
GRANT TWP/NESCO SCH/GARDEN WIND TIF INCREMENT	420184	420185	0
CONCORD TWP/NESCO SCH/GARDEN WIND TIF INCREMENT	420186	420187	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:	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 GARDEN WIND FARM URBAN RENEWAL

County Road D-65

Description:	Hot Mix Asphalt Overlay work, 8.0 miles
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

County Road D-65

Description:	Hot Mix Asphalt Overlay work, 8.0 miles
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For GARDEN WIND FARM URBAN RENEWAL

GO Bond 2017 Refunding/refinance

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	05/10/2017
FY of Last Payment:	2022

Non-Rebates For GARDEN WIND FARM URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	GO Bond 2017 Refunding/refinance
Tied To Project:	County Road D-65

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GO Bonds were refinanced/refunded in 2017. Additional cash was paid towards principal from the TIF fund balance. This shaved five years off the payment schedule.

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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: HARDIN COUNTY (42)
 Urban Renewal Area: GARDEN WIND FARM URBAN RENEWAL (42014)
 TIF Taxing District Name: CONCORD TWP/HUB-RAD SCH/GARDEN WIND TIF INCREMENT
 TIF Taxing District Inc. Number: 420181
 TIF Taxing District Base Year: 2010
 FY TIF Revenue First Received: 2013
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2010

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	0	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: HARDIN COUNTY (42)
 Urban Renewal Area: GARDEN WIND FARM URBAN RENEWAL (42014)
 TIF Taxing District Name: GRANT TWP/HUB-RAD SCH/GARDEN WIND TIF INCREMENT
 TIF Taxing District Inc. Number: 420183
 TIF Taxing District Base Year: 2010
 FY TIF Revenue First Received: 2013
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2010

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	0	0	0	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: HARDIN COUNTY (42)
 Urban Renewal Area: GARDEN WIND FARM URBAN RENEWAL (42014)
 TIF Taxing District Name: GRANT TWP/NESCO SCH/GARDEN WIND TIF INCREMENT
 TIF Taxing District Inc. Number: 420185
 TIF Taxing District Base Year: 2010
 FY TIF Revenue First Received: 2013
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2010

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	0	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: HARDIN COUNTY (42)
 Urban Renewal Area: GARDEN WIND FARM URBAN RENEWAL (42014)
 TIF Taxing District Name: CONCORD TWP/NESCO SCH/GARDEN WIND TIF INCREMENT
 TIF Taxing District Inc. Number: 420187
 TIF Taxing District Base Year: 2010
 FY TIF Revenue First Received: 2013
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2010

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	0	0	0	0	0

FY 2025 TIF Revenue Received: 0