

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: MILLS COUNTY
 Local Government Number: 65

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
MILLS COUNTY HWY 34&I-29 URBAN RENEWAL	65005	2
MILLS COUNTY WOODFIELD URBAN RENEWAL	65008	1
MILLS COUNTY OHANA REBATE AGREEMENT URBAN RENEWAL	65009	1
MILLS COUNTY WOODFIELD PHASE 3	65011	1

TIF Debt Outstanding: 270,500

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 1,078,157 0 Amount of 07-01-2024 Cash Balance Restricted for LMI

TIF Revenue:	832,342	
TIF Sp. Revenue Fund Interest:	0	
Property Tax Replacement Claims	33,733	
Asset Sales & Loan Repayments:	0	
Total Revenue:	866,075	

Rebate Expenditures:	299,713	
Non-Rebate Expenditures:	271,100	
Returned to County Treasurer:	0	
Total Expenditures:	570,813	

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 1,373,419 0 Amount of 06-30-2025 Cash Balance Restricted for LMI

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: -1,673,732

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Urban Renewal Area Data Collection

Local Government Name: MILLS COUNTY (65)
 Urban Renewal Area: MILLS COUNTY HWY 34&I-29 URBAN RENEWAL
 UR Area Number: 65005

UR Area Creation Date: 11/2001

UR Area Purpose: Primary objective help promote economic development by enhancing the intersection corridor of Hwy 34/I-29 with an emphasis on commercial & industrial expansion.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
PLATTVILLE TWP/GLENWOOD SCH/MILLS CO. HWY 34 I-29 UR TIF INCREM	650090	650091	0
PLATTVILLE\GLENWOOD\34/I-29 UR AMENDMENT TIF INCREMENT	650105	650106	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	4,122,125	1,591,803	24,990,983	0	0	-4,000	30,694,411	0	30,694,411
Taxable	2,961,211	737,685	21,761,477	0	0	-4,000	25,449,873	0	25,449,873
Homestead Credits									5

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **608,832** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	403,728
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	4,576
Asset Sales & Loan Repayments:	0
Total Revenue:	408,304

Rebate Expenditures:	0
Non-Rebate Expenditures:	271,100
Returned to County Treasurer:	0
Total Expenditures:	271,100

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **746,036** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For MILLS COUNTY HWY 34&I-29 URBAN RENEWAL

HWY34/I-29 U.R. Sewer/water Project

Description:	provide sewer & water infrastructure for economic growth & development
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

2018-2Amend 34/I-29 UR

Description:	road, extension water line, resurfacing, utility upgrades, paving
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

GO Road Improv. bonds 190th Street

Description:	road improvements to 190th Street
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For MILLS COUNTY HWY 34&I-29 URBAN RENEWAL

GO UR Purpose Bond Series 2007

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	10/04/2007
FY of Last Payment:	2021

GO UR Road Improv Series 18A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	240,000
Interest:	30,500
Total:	270,500
Annual Appropriation?:	Yes
Date Incurred:	10/23/2018
FY of Last Payment:	2028

Non-Rebates For MILLS COUNTY HWY 34&I-29 URBAN RENEWAL

TIF Expenditure Amount:	271,100
Tied To Debt:	GO UR Road Improv Series 18A
Tied To Project:	GO Road Improv. bonds 190th Street

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Amended the district end October 2017. No debt to be certified so will not upload the amended district until next year's report. This amendment is for Economic Development growth as well as significant road improvements.

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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: MILLS COUNTY (65)
 Urban Renewal Area: MILLS COUNTY HWY 34&I-29 URBAN RENEWAL (65005)
 TIF Taxing District Name: PLATTVILLE TWP/GLENWOOD SCH/MILLS CO. HWY 34 I-29 UR TIF INCREM
 TIF Taxing District Inc. Number: 650091
 TIF Taxing District Base Year: 2000
 FY TIF Revenue First Received: 2007
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2021

UR Designation	
Slum	No
Blighted	No
Economic Development	07/2016

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	3,732,250	1,476,614	24,990,983	0	0	-4,000	30,189,347	0	30,189,347
Taxable	2,681,137	684,303	21,761,477	0	0	-4,000	25,116,417	0	25,116,417
Homestead Credits									5

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	3,600,752	25,116,417	0	25,116,417	587,472

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: MILLS COUNTY (65)
 Urban Renewal Area: MILLS COUNTY HWY 34&I-29 URBAN RENEWAL (65005)
 TIF Taxing District Name: PLATTVILLE\GLENWOOD\34/I-29 UR AMENDMENT TIF INCREMENT
 TIF Taxing District Inc. Number: 650106
 TIF Taxing District Base Year: 2017
 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	389,875	115,189		0	0	0	505,064	0	505,064
Taxable	280,074	53,382		0	0	0	333,456	0	333,456
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	526,971	0	0	0	0

FY 2025 TIF Revenue Received: 403,728

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Urban Renewal Area Data Collection

Local Government Name: MILLS COUNTY (65)
 Urban Renewal Area: MILLS COUNTY WOODFIELD URBAN RENEWAL
 UR Area Number: 65008

UR Area Creation Date: 11/2006

UR Area Purpose: Increase tax base & promote economic growth by providing rebate agreement for sanitary sewer/water & storm water detention infrastructure.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
OAK TWP/GLENWOOD SCH/WOODFIELD UR REB ADDN 1&2 TIF INCREMENT	650102	650103	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	15,691,784	0	0	0	-12,000	15,660,284	0	15,660,284
Taxable	0	7,272,009	0	0	0	-12,000	7,240,509	0	7,240,509
Homestead Credits									23

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 233,727 0 **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	11,618
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	5,479
Asset Sales & Loan Repayments:	0
Total Revenue:	17,097

Rebate Expenditures:	10,599
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	10,599

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 240,225 0 **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For MILLS COUNTY WOODFIELD URBAN RENEWAL

Woodfield Lift Station Rebate

Description:	provide lift station with sewer & water to housing development
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For MILLS COUNTY WOODFIELD URBAN RENEWAL

545,000.00/Woodfield UR

	Outstanding LMI Housing
Debt/Obligation Type:	Obligations
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	03/31/2008
FY of Last Payment:	2028

Rebates For MILLS COUNTY WOODFIELD URBAN RENEWAL

Oak Ranch Development LLC Project

TIF Expenditure Amount:	10,599
Rebate Paid To:	Oak Ranch Development
Tied To Debt:	545,000.00/Woodfield UR
Tied To Project:	Woodfield Lift Station Rebate
Projected Final FY of Rebate:	2028

Income Housing For MILLS COUNTY WOODFIELD URBAN RENEWAL

Amount of FY 2025 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	6,230
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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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LMI amount for total project should be \$202,740.00 Based on collections of 6-30-14 amount set aside balance should be \$49,145. Checking with Legal Counsel. Rebate yrs. pd off, set aside for LMI in 21. Should have total amount of 4202,740 in FY end of 2022.

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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: MILLS COUNTY (65)
 Urban Renewal Area: MILLS COUNTY WOODFIELD URBAN RENEWAL (65008)
 TIF Taxing District Name: OAK TWP/GLENWOOD SCH/WOODFIELD UR REB ADDN 1&2 TIF INCREMENT
 TIF Taxing District Inc. Number: 650103

	UR Designation
TIF Taxing District Base Year: 2007	Slum No
FY TIF Revenue First Received: 2009	Blighted No
Subject to a Statutory end date? No	Economic Development 10/2028

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	15,691,784	0	0	0	-12,000	15,660,284	0	15,660,284
Taxable	0	7,272,009	0	0	0	-12,000	7,240,509	0	7,240,509
Homestead Credits									23

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	184,274	7,240,509	0	7,240,509	170,490

FY 2025 TIF Revenue Received: 11,618

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Urban Renewal Area Data Collection

Local Government Name: MILLS COUNTY (65)
 Urban Renewal Area: MILLS COUNTY OHANA REBATE AGREEMENT URBAN RENEWAL
 UR Area Number: 65009

UR Area Creation Date: 11/2021

UR Area Purpose: Additional Housing for an established subdivision.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
OAK TWP/GLENWOOD SCH/OHANA UR REB INCREMENT	650109	650110	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	346	41,159,679	1,004,309	0	0	-72,000	42,069,584	0	42,069,584
Taxable	249	19,074,550	795,034	0	0	-72,000	19,775,083	0	19,775,083
Homestead Credits									51

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

TIF Revenue:	416,996
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	23,678
Asset Sales & Loan Repayments:	0
Total Revenue:	440,674

Rebate Expenditures:	289,114
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	289,114

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

Projects For MILLS COUNTY OHANA REBATE AGREEMENT URBAN RENEWAL

Lake Ohana Rebate Agreement

Description:	Urban Renewal Housing Area
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For MILLS COUNTY OHANA REBATE AGREEMENT URBAN RENEWAL

Bank of Iowa

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	11/09/2021
FY of Last Payment:	2041

Rebates For MILLS COUNTY OHANA REBATE AGREEMENT URBAN RENEWAL

Lake Ohana

TIF Expenditure Amount:	289,114
Rebate Paid To:	NT Lands
Tied To Debt:	Bank of Iowa
Tied To Project:	Lake Ohana Rebate Agreement
Projected Final FY of Rebate:	2041

Income Housing For MILLS COUNTY OHANA REBATE AGREEMENT URBAN RENEWAL

Amount of FY 2025 expenditures that provide or aid in the provision of public improvements related to housing and residential development: 151,636

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: MILLS COUNTY (65)
 Urban Renewal Area: MILLS COUNTY OHANA REBATE AGREEMENT URBAN RENEWAL (65009)
 TIF Taxing District Name: OAK TWP/GLENWOOD SCH/OHANA UR REB INCREMENT
 TIF Taxing District Inc. Number: 650110
 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	346	41,159,679	1,004,309	0	0	-72,000	42,069,584	0	42,069,584
Taxable	249	19,074,550	795,034	0	0	-72,000	19,775,083	0	19,775,083
Homestead Credits									51

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	12,527,072	19,775,083	0	19,775,083	465,638

FY 2025 TIF Revenue Received: 416,996

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Urban Renewal Area Data Collection

Local Government Name: MILLS COUNTY (65)
 Urban Renewal Area: MILLS COUNTY WOODFIELD PHASE 3
 UR Area Number: 65011

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
OAK/TWNSHP/GLENWOOD COM/ WOODFLD 3	650117	650118	732,363

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	96,414	1,430,862	0	0	0	0	1,527,276	0	1,527,276
Taxable	69,261	663,102	0	0	0	0	732,363	0	732,363
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:	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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TIF Taxing District Data Collection

Local Government Name: MILLS COUNTY (65)
 Urban Renewal Area: MILLS COUNTY WOODFIELD PHASE 3 (65011)
 TIF Taxing District Name: OAK/TWNSHP/GLENWOOD COM/ WOODFLD 3
 TIF Taxing District Inc. Number: 650118
 TIF Taxing District Base Year: 0
 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	96,414	1,430,862	0	0	0	0	1,527,276	0	1,527,276
Taxable	69,261	663,102	0	0	0	0	732,363	0	732,363
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	449,296	732,363	732,363	0	0

FY 2025 TIF Revenue Received: 0