

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: HINTON
 Local Government Number: 75G695

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
HINTON URBAN RENEWAL	75006	2
HINTON SOUTHWEST URBAN RENEWAL	75027	2

TIF Debt Outstanding: **1,037,245**

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	533,840	202,075	Amount of 07-01-2024 Cash Balance Restricted for LMI
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TIF Revenue:	365,743		
TIF Sp. Revenue Fund Interest:	10,191		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	375,934		

Rebate Expenditures:	6,825		
Non-Rebate Expenditures:	343,517		
Returned to County Treasurer:	0		
Total Expenditures:	350,342		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	559,432	203,180	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: **127,471**

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Urban Renewal Area Data Collection

Local Government Name: HINTON (75G695)
 Urban Renewal Area: HINTON URBAN RENEWAL
 UR Area Number: 75006

UR Area Creation Date: 12/1994

To help promote economic development and eliminate blight in the City of Hinton. To stimulate , through public involvement and commitment, private investments in commercial and residential development and to create a sound economic base for future growth.

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
HINTON CITY/HINTON SCH/HINTON UR TIF INC	750096	750097	413,411
HINTON CITY AG/HINTON SCH/HINTON AG UR TIF INC	750098	750099	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	40,188,510	4,929,200	0	0	-96,000	44,907,960	0	44,907,960
Taxable	0	18,624,478	3,370,649	0	0	-96,000	21,785,377	0	21,785,377
Homestead Credits									103

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 169,417 **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	11,212
TIF Sp. Revenue Fund Interest:	3,136
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	14,348

Rebate Expenditures:	0
Non-Rebate Expenditures:	112,184
Returned to County Treasurer:	0
Total Expenditures:	112,184

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 71,581 **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For HINTON URBAN RENEWAL

Springbrook

Description:	Street Repair
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Golf Cart Paths

Description:	Concrete Path Repair
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	Yes

Springbrook

Description:	Street Repair Excess Costs
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For HINTON URBAN RENEWAL

Springbrook

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	111,000
Interest:	1,184
Total:	112,184
Annual Appropriation?:	No
Date Incurred:	09/20/2021
FY of Last Payment:	2025

Golf Course Cart Path

Debt/Obligation Type:	Internal Loans
Principal:	115,313
Interest:	0
Total:	115,313
Annual Appropriation?:	No
Date Incurred:	11/05/2021
FY of Last Payment:	2026

Springbrook

Debt/Obligation Type:	Internal Loans
Principal:	74,335
Interest:	0
Total:	74,335
Annual Appropriation?:	No
Date Incurred:	09/20/2021
FY of Last Payment:	2026

Non-Rebates For HINTON URBAN RENEWAL

TIF Expenditure Amount:	112,184
Tied To Debt:	Springbrook
Tied To Project:	Springbrook
TIF Expenditure Amount:	0
Tied To Debt:	Golf Course Cart Path
Tied To Project:	Golf Cart Paths
TIF Expenditure Amount:	0
Tied To Debt:	Springbrook
Tied To Project:	Springbrook

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TIF Taxing District Data Collection

Local Government Name: HINTON (75G695)
 Urban Renewal Area: HINTON URBAN RENEWAL (75006)
 TIF Taxing District Name: HINTON CITY/HINTON SCH/HINTON UR TIF INC
 TIF Taxing District Inc. Number: 750097
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 1998
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	12/1994
Economic Development	12/1994

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	40,188,510	4,929,200	0	0	-96,000	44,907,960	0	44,907,960
Taxable	0	18,624,478	3,370,649	0	0	-96,000	21,785,377	0	21,785,377
Homestead Credits									103

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	3,801,273	21,785,377	413,411	21,371,966	581,960

FY 2025 TIF Revenue Received: 11,212

TIF Taxing District Data Collection

Local Government Name: HINTON (75G695)
 Urban Renewal Area: HINTON URBAN RENEWAL (75006)
 TIF Taxing District Name: HINTON CITY AG/HINTON SCH/HINTON AG UR TIF INC
 TIF Taxing District Inc. Number: 750099
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 1998
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	12/1994
Economic Development	12/1994

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	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	13,024	0	0	0	0

FY 2025 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: HINTON (75G695)
 Urban Renewal Area: HINTON SOUTHWEST URBAN RENEWAL
 UR Area Number: 75027

UR Area Creation Date: 11/2016

Developed to help local officials respond to and promote economic development in the City of Hinton, Iowa. Primary goal of the plan is to stimulate, through public involvement and commitment, private investment in new housing and residential development.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
HINTON CITY/HINTON SCH/SOUTHWEST UR TIF INCREMENT	750186	750187	13,012,524
HINTON CITY AG/HINTON SCH/SOUTHWEST AG UR TIF INCREMENT	750188	750189	10,740

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	46,480	28,257,470	57,340	0	0	-28,000	28,333,290	0	28,333,290
Taxable	33,390	13,095,301	26,573	0	0	-28,000	13,094,764	0	13,094,764
Homestead Credits									68

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **364,423** **202,075** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	354,531
TIF Sp. Revenue Fund Interest:	7,055
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	361,586

Rebate Expenditures:	6,825
Non-Rebate Expenditures:	231,333
Returned to County Treasurer:	0
Total Expenditures:	238,158

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **487,851** **203,180** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For HINTON SOUTHWEST URBAN RENEWAL

Rebate Agreement BHR

Description:	Rebate offered for houses built within 10 yrs
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

Titan Rd Ext. Construction

Description:	Construct Subdivision
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

137 W Cedar

Description:	LMI Housing
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For HINTON SOUTHWEST URBAN RENEWAL

Rebate Agreement BHR

Debt/Obligation Type:	Internal Loans
Principal:	90,900
Interest:	0
Total:	90,900
Annual Appropriation?:	No
Date Incurred:	11/02/2017
FY of Last Payment:	2024

Titan Rd. Ext. Construction

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	315,000
Interest:	7,333
Total:	322,333
Annual Appropriation?:	No
Date Incurred:	02/18/2018
FY of Last Payment:	2026

LMI Balance

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	322,180
Interest:	0
Total:	322,180
Annual Appropriation?:	No
Date Incurred:	12/01/2016
FY of Last Payment:	2034

Non-Rebates For HINTON SOUTHWEST URBAN RENEWAL

TIF Expenditure Amount:	112,333
Tied To Debt:	Titan Rd. Ext. Construction
Tied To Project:	Titan Rd Ext. Construction

TIF Expenditure Amount:	119,000
Tied To Debt:	LMI Balance

Rebates For HINTON SOUTHWEST URBAN RENEWAL

Blackhawk Ridge

TIF Expenditure Amount:	6,825
Rebate Paid To:	Blackhawk Ridge LLC
Tied To Debt:	Rebate Agreement BHR
Tied To Project:	Rebate Agreement BHR
Projected Final FY of Rebate:	2030

Income Housing For HINTON SOUTHWEST URBAN RENEWAL

Amount of FY 2025 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	119,000
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Lots for low and moderate income housing:	119,000
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: HINTON (75G695)
 Urban Renewal Area: HINTON SOUTHWEST URBAN RENEWAL (75027)
 TIF Taxing District Name: HINTON CITY/HINTON SCH/SOUTHWEST UR TIF INCREMENT
 TIF Taxing District Inc. Number: 750187
 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	0	28,257,470	57,340	0	0	-28,000	28,286,810	0	28,286,810
Taxable	0	13,095,301	26,573	0	0	-28,000	13,061,374	0	13,061,374
Homestead Credits									68

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	13,899,950	13,061,374	13,012,524	48,850	1,330

FY 2025 TIF Revenue Received: 354,531

TIF Taxing District Data Collection

Local Government Name: HINTON (75G695)
 Urban Renewal Area: HINTON SOUTHWEST URBAN RENEWAL (75027)
 TIF Taxing District Name: HINTON CITY AG/HINTON SCH/SOUTHWEST AG UR TIF INCREMENT
 TIF Taxing District Inc. Number: 750189
 TIF Taxing District Base Year: 2017
 FY TIF Revenue First Received: 0
 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	46,480	0	0	0	0	0	46,480	0	46,480
Taxable	33,390	0	0	0	0	0	33,390	0	33,390
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	60,950	0	10,740	-10,740	-197

FY 2025 TIF Revenue Received: 0