

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: BOYDEN
 Local Government Number: 84G799

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
BOYDEN URBAN RENEWAL	84019	1
BOYDEN AREA 2 DEMCO URBAN RENEWAL	84056	4
BOYDEN UR AREA 4 DEMCO 1ST ADD	84072	1

TIF Debt Outstanding: 968,812

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	129,738	46,879	Amount of 07-01-2024 Cash Balance Restricted for LMI
TIF Revenue:	323,490		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	323,490		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	386,655		
Returned to County Treasurer:	0		
Total Expenditures:	386,655		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	66,573	54,306	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: 515,584

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Urban Renewal Area Data Collection

Local Government Name: BOYDEN (84G799)
 Urban Renewal Area: BOYDEN URBAN RENEWAL
 UR Area Number: 84019

UR Area Creation Date: 11/1996

UR Area Purpose: To foster economic development in the area through public improvements including utility upgrades and a new water tower.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
BOYDEN CITY/BOYDEN-HULL SCH/UR/021 INCREM	840174	840175	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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TIF Taxing District Data Collection

Local Government Name: BOYDEN (84G799)
 Urban Renewal Area: BOYDEN URBAN RENEWAL (84019)
 TIF Taxing District Name: BOYDEN CITY/BOYDEN-HULL SCH/UR/021 INCREM
 TIF Taxing District Inc. Number: 840175
 TIF Taxing District Base Year: 1995
 FY TIF Revenue First Received: 2001
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2021

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1996

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	5,047,720	0	0	0	0

FY 2025 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: BOYDEN (84G799)
 Urban Renewal Area: BOYDEN AREA 2 DEMCO URBAN RENEWAL
 UR Area Number: 84056

UR Area Creation Date: 10/2005

UR Area Purpose: To foster economic development in the area through public improvements including street & utility installation.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
BOYDEN CITY AG/BOYDEN-HULL SCH/UR #2 DEMCO AG/022-A TIF INCREM	840324	840325	3,000
BOYDEN CITY/BOYDEN-HULL SCH/UR#2 DEMCO AMEND #1/022-1 INCREM	840341	840342	4,602,968
BOYDEN CITY/BOYDEN-HULL SCH/UR #2 DEMCO AG PROPERTY REDEVELOPMENT INCREM	840343	840344	31,520
BOYDEN CITY/BOYDEN-HULL SCH/UR#2 DEMCO AMEND #3 FCS/022-3 INCREM	840427	840428	6,805,990

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	81,730	206,930	13,673,710	2,523,150	0	0	16,485,520	0	16,485,520
Taxable	58,712	95,897	10,944,571	2,074,378	0	0	13,173,558	0	13,173,558
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 129,727 46,879 **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	298,820
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	298,820

Rebate Expenditures:	0
Non-Rebate Expenditures:	372,460
Returned to County Treasurer:	0
Total Expenditures:	372,460

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 56,087 46,879 **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For BOYDEN AREA 2 DEMCO URBAN RENEWAL

Boyden EDC Dev Agreement

Description:	Industrial Park Development & Utilities
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Boyden EDC Dev Agreement 2

Description:	Industrial Park Streets
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Taft/Main Street

Description:	Repaving Taft and Main Streets
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Demco Center

Description:	Demco Center Renovation
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For BOYDEN AREA 2 DEMCO URBAN RENEWAL

Boyden EDC Dev Agreement

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	07/26/2011
FY of Last Payment:	2047

Taft/Main Street

Debt/Obligation Type:	Other Debt
Principal:	423,020
Interest:	11,665
Total:	434,685
Annual Appropriation?:	No
Date Incurred:	11/14/2017
FY of Last Payment:	2032

Demco Center

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	01/13/2025
FY of Last Payment:	2027

Non-Rebates For **BOYDEN AREA 2 DEMCO URBAN RENEWAL**

TIF Expenditure Amount:	130,021
Tied To Debt:	Boyden EDC Dev Agreement
Tied To Project:	Boyden EDC Dev Agreement

TIF Expenditure Amount:	80,651
Tied To Debt:	Taft/Main Street
Tied To Project:	Taft/Main Street

TIF Expenditure Amount:	161,788
Tied To Debt:	Demco Center
Tied To Project:	Boyden EDC Dev Agreement

Income Housing For BOYDEN AREA 2 DEMCO URBAN RENEWAL

Amount of FY 2025 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
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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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TIF Taxing District Data Collection

Local Government Name: BOYDEN (84G799)
 Urban Renewal Area: BOYDEN AREA 2 DEMCO URBAN RENEWAL (84056)
 TIF Taxing District Name: BOYDEN CITY AG/BOYDEN-HULL SCH/UR #2 DEMCO AG/022-A TIF INCREM
 TIF Taxing District Inc. Number: 840325
 TIF Taxing District Base Year: 2007
 FY TIF Revenue First Received: 2009
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2025

UR Designation	
Slum	No
Blighted	No
Economic Development	03/2008

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	35,070	0	0	0	0	0	35,070	0	35,070
Taxable	25,193	0	0	0	0	0	25,193	0	25,193
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	32,070	3,000	3,000	0	0

FY 2025 TIF Revenue Received: 52

TIF Taxing District Data Collection

Local Government Name: BOYDEN (84G799)
 Urban Renewal Area: BOYDEN AREA 2 DEMCO URBAN RENEWAL (84056)
 TIF Taxing District Name: BOYDEN CITY/BOYDEN-HULL SCH/UR#2 DEMCO AMEND #1/022-1 INCREM
 TIF Taxing District Inc. Number: 840342
 TIF Taxing District Base Year: 2007
 FY TIF Revenue First Received: 2009
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2025

UR Designation	
Slum	No
Blighted	No
Economic Development	03/2008

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	51,730	3,862,650	2,520,650	0	0	6,435,030	0	6,435,030
Taxable	0	23,973	2,506,462	2,072,533	0	0	4,602,968	0	4,602,968
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,669,782	4,602,968	4,602,968	0	0

FY 2025 TIF Revenue Received: 120,074

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TIF Taxing District Data Collection

Local Government Name: BOYDEN (84G799)
 Urban Renewal Area: BOYDEN AREA 2 DEMCO URBAN RENEWAL (84056)
 TIF Taxing District Name: BOYDEN CITY/BOYDEN-HULL SCH/UR #2 DEMCO AG PROPERTY REDEVELOPMENT INCREM
 TIF Taxing District Inc. Number: 840344
 TIF Taxing District Base Year: 2004
 FY TIF Revenue First Received: 2009
 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	46,660	0	0	0	0	0	46,660	0	46,660
Taxable	33,519	0	0	0	0	0	33,519	0	33,519
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	15,140	31,520	31,520	0	0

FY 2025 TIF Revenue Received: 559

TIF Taxing District Data Collection

Local Government Name: BOYDEN (84G799)
 Urban Renewal Area: BOYDEN AREA 2 DEMCO URBAN RENEWAL (84056)
 TIF Taxing District Name: BOYDEN CITY/BOYDEN-HULL SCH/UR#2 DEMCO AMEND #3 FCS/022-3 INCREM
 TIF Taxing District Inc. Number: 840428
 TIF Taxing District Base Year: 2016
 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	0	155,200	9,811,060	2,500	0	0	9,968,760	0	9,968,760
Taxable	0	71,924	8,438,109	1,845	0	0	8,511,878	0	8,511,878
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	3,162,770	6,805,990	6,805,990	0	0

FY 2025 TIF Revenue Received: 178,135

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Urban Renewal Area Data Collection

Local Government Name: BOYDEN (84G799)
 Urban Renewal Area: BOYDEN UR AREA 4 DEMCO 1ST ADD
 UR Area Number: 84072

UR Area Creation Date: 11/2018

UR Area Purpose: Residential economic development;
 promote the creation of housing
 within the city.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
BOYDEN CITY/BOYDEN-HULL SCH/BOYDEN UR AREA 4 DEMCO 1ST ADD/022-4 INCREM	840443	840444	941,686

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	2,032,000	0	0	0	0	2,032,000	0	2,032,000
Taxable	0	941,686	0	0	0	0	941,686	0	941,686
Homestead Credits									3

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **11** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	24,670
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	24,670

Rebate Expenditures:	0
Non-Rebate Expenditures:	14,195
Returned to County Treasurer:	0
Total Expenditures:	14,195

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **10,486** **7,427** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For BOYDEN UR AREA 4 DEMCO 1ST ADD

Demco 1st Addition

Description:	Housing Development
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For BOYDEN UR AREA 4 DEMCO 1ST ADD

Demco 1st Addition

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	522,470
Interest:	11,657
Total:	534,127
Annual Appropriation?:	No
Date Incurred:	02/09/2022
FY of Last Payment:	2037

Non-Rebates For **BOYDEN UR AREA 4 DEMCO 1ST ADD**

TIF Expenditure Amount:	14,195
Tied To Debt:	Demco 1st Addition
Tied To Project:	Demco 1st Addition

Income Housing For BOYDEN UR AREA 4 DEMCO 1ST ADD

Amount of FY 2025 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
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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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TIF Taxing District Data Collection

Local Government Name: BOYDEN (84G799)
 Urban Renewal Area: BOYDEN UR AREA 4 DEMCO 1ST ADD (84072)
 TIF Taxing District Name: BOYDEN CITY/BOYDEN-HULL SCH/BOYDEN UR AREA 4 DEMCO 1ST ADD/022-4 INCREM
 TIF Taxing District Inc. Number: 840444
 TIF Taxing District Base Year: 2019
 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	0	2,032,000	0	0	0	0	2,032,000	0	2,032,000
Taxable	0	941,686	0	0	0	0	941,686	0	941,686
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	284,060	941,686	941,686	0	0

FY 2025 TIF Revenue Received: 24,670