

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: HAWARDEN
 Local Government Number: 84G802

Active Urban Renewal Areas

HAWARDEN CONSOLIDATED URBAN RENEWAL

**U.R. # of Tif Taxing
 # Districts**
 84069 10

TIF Debt Outstanding: 3,812,867

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	22,874	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
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TIF Revenue:	257,060		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	257,060		

Rebate Expenditures:	0		
Non-Rebate Expenditures:	429,550		
Returned to County Treasurer:	0		
Total Expenditures:	429,550		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	-149,616	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: 3,532,933

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Urban Renewal Area Data Collection

Local Government Name: HAWARDEN (84G802)
 Urban Renewal Area: HAWARDEN CONSOLIDATED URBAN RENEWAL
 UR Area Number: 84069

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
HAWARDEN CITY/WEST SIOUX SCH/UR AREA-1/051 INCREM	840118	840119	4,573,725
HAWARDEN CITY/WEST SIOUX SCH/UR AREA-1 AG/051-A INCREM	840120	840121	42,972
HAWARDEN CITY/WEST SIOUX SCH/HW UR AREA-A AMND/052 INCREM	840122	840123	0
HAWARDEN CITY/WEST SIOUX SCH/UR AREA-A/053 INCREM	840143	840144	1,007,478
BUNCOMBE TWP/WEST SIOUX SCH/UR AREA-C/561 INCREM	840149	840150	1,187,246
HAWARDEN CITY/WEST SIOUX SCH/HW UR AREA D AMD/051-D INCREM	840311	840312	296,114
HAWARDEN CITY/WEST SIOUX SCH/HW UR AREA-A LG/052-L INCREM	840361	840362	0
HAWARDEN CITY/WEST SIOUX SCH/UR AREA-1 AMEND #1/051-1 INCREM	840387	840388	276,787
HAWARDEN CITY/WEST SIOUX SCH/UR AREA-1 AMEND #1 AG/051-2 INCREM	840389	840390	41,135
HAWARDEN CITY/WEST SIOUX SCH/UR CONSOLIDATED AMENDMENT/054 INCREM	840469	840470	967,728

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	396,290	21,821,380	10,840,230	4,317,410	0	-80,000	37,178,310	0	37,178,310
Taxable	284,681	10,112,648	7,957,428	3,513,175	0	-80,000	21,670,932	0	21,670,932
Homestead Credits									74

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	22,874	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
TIF Revenue:	257,060		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	257,060		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	429,550		
Returned to County Treasurer:	0		
Total Expenditures:	429,550		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	-149,616	0	Amount of 06-30-2025 Cash Balance Restricted for LMI
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Projects For HAWARDEN CONSOLIDATED URBAN RENEWAL

16th Street Project

Description:	Concrete Street Ave # to Hwy k-18
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

AVE L - Street Projects

Description:	Gen Fund Street/Street Construction
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Economic Development

Description:	Ec Dev Project
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

Capital

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

Debts/Obligations For HAWARDEN CONSOLIDATED URBAN RENEWAL

16th Street

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	135,000
Interest:	4,050
Total:	139,050
Annual Appropriation?:	No
Date Incurred:	07/10/2014
FY of Last Payment:	2025

AVE L Street Projects

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,240,000
Interest:	632,867
Total:	2,872,867
Annual Appropriation?:	No
Date Incurred:	11/29/2019
FY of Last Payment:	2024

16th Street Bond Fee

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	500
Interest:	0
Total:	500
Annual Appropriation?:	Yes
Date Incurred:	11/29/2019
FY of Last Payment:	2023

Capital- EcDev

Debt/Obligation Type:	Internal Loans
Principal:	120,000
Interest:	0
Total:	120,000
Annual Appropriation?:	Yes
Date Incurred:	11/29/2019
FY of Last Payment:	2025

Downtown Mainstreet

Debt/Obligation Type:	Internal Loans
Principal:	540,000
Interest:	0
Total:	540,000
Annual Appropriation?:	No
Date Incurred:	05/08/2019
FY of Last Payment:	2030

Peoples Bank

Debt/Obligation Type:	Internal Loans
Principal:	140,000
Interest:	0
Total:	140,000
Annual Appropriation?:	No
Date Incurred:	04/12/2023
FY of Last Payment:	2031

AVE L Street Projects

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	450
Interest:	0
Total:	450
Annual Appropriation?:	Yes
Date Incurred:	11/29/2019
FY of Last Payment:	2024

Non-Rebates For HAWARDEN CONSOLIDATED URBAN RENEWAL

TIF Expenditure Amount:	140,000
Tied To Debt:	AVE L Street Projects
Tied To Project:	AVE L - Street Projects
TIF Expenditure Amount:	45,000
Tied To Debt:	Capital- EcDev
Tied To Project:	Economic Development
TIF Expenditure Amount:	15,000
Tied To Debt:	Capital- EcDev
Tied To Project:	Economic Development
TIF Expenditure Amount:	139,050
Tied To Debt:	16th Street
Tied To Project:	16th Street Project
TIF Expenditure Amount:	500
Tied To Debt:	16th Street Bond Fee
Tied To Project:	16th Street Project
TIF Expenditure Amount:	90,000
Tied To Debt:	Downtown Mainstreet
Tied To Project:	Capital

Rebates For HAWARDEN CONSOLIDATED URBAN RENEWAL

Eisma Property

TIF Expenditure Amount:	0
Rebate Paid To:	Eisma Property
Tied To Debt:	AVE L Street Projects
Projected Final FY of Rebate:	2025

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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: HAWARDEN (84G802)
 Urban Renewal Area: HAWARDEN CONSOLIDATED URBAN RENEWAL (84069)
 TIF Taxing District Name: HAWARDEN CITY/WEST SIOUX SCH/UR AREA-1/051 INCREM
 TIF Taxing District Inc. Number: 840119
 TIF Taxing District Base Year: 1990
 FY TIF Revenue First Received: 1991
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1990

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	19,371,690	0	0	0	-68,000	19,199,690	0	19,199,690
Taxable	0	8,977,391	0	0	0	-68,000	8,805,391	0	8,805,391
Homestead Credits									62

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	2,477,162	8,805,391	4,573,725	4,231,666	138,086

FY 2025 TIF Revenue Received: 147,045

TIF Taxing District Data Collection

Local Government Name: HAWARDEN (84G802)
 Urban Renewal Area: HAWARDEN CONSOLIDATED URBAN RENEWAL (84069)
 TIF Taxing District Name: HAWARDEN CITY/WEST SIOUX SCH/UR AREA-1 AG/051-A INCREM
 TIF Taxing District Inc. Number: 840121
 TIF Taxing District Base Year: 1995
 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	124,780	0	0	0	0	0	124,780	0	124,780
Taxable	89,637	0	0	0	0	0	89,637	0	89,637
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	42,009	82,771	42,972	39,799	845

FY 2025 TIF Revenue Received: 1,833

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TIF Taxing District Data Collection

Local Government Name: HAWARDEN (84G802)
 Urban Renewal Area: HAWARDEN CONSOLIDATED URBAN RENEWAL (84069)
 TIF Taxing District Name: HAWARDEN CITY/WEST SIOUX SCH/HW UR AREA-A AMND/052 INCREM
 TIF Taxing District Inc. Number: 840123
 TIF Taxing District Base Year: 1999
 FY TIF Revenue First Received: 2002
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2022

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2000

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	9,146,044	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: HAWARDEN (84G802)
 Urban Renewal Area: HAWARDEN CONSOLIDATED URBAN RENEWAL (84069)
 TIF Taxing District Name: HAWARDEN CITY/WEST SIOUX SCH/UR AREA-A/053 INCREM
 TIF Taxing District Inc. Number: 840144
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 1995
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1994

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	87,360	1,184,550	1,692,530	0	-4,000	2,957,190	0	2,957,190
Taxable	0	40,485	651,352	1,371,957	0	-4,000	2,056,544	0	2,056,544
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,024,792	1,936,398	1,007,478	928,920	30,312

FY 2025 TIF Revenue Received: 33,077

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TIF Taxing District Data Collection

Local Government Name: HAWARDEN (84G802)
 Urban Renewal Area: HAWARDEN CONSOLIDATED URBAN RENEWAL (84069)
 TIF Taxing District Name: BUNCOMBE TWP/WEST SIOUX SCH/UR AREA-C/561 INCREM
 TIF Taxing District Inc. Number: 840150
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 1995
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1994

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	161,280	172,100	2,759,640	0	0	0	3,093,020	0	3,093,020
Taxable	115,859	79,756	2,090,049	0	0	0	2,285,664	0	2,285,664
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	544,900	2,285,664	1,187,246	1,098,418	21,747

FY 2025 TIF Revenue Received: 23,514

TIF Taxing District Data Collection

Local Government Name: HAWARDEN (84G802)
 Urban Renewal Area: HAWARDEN CONSOLIDATED URBAN RENEWAL (84069)
 TIF Taxing District Name: HAWARDEN CITY/WEST SIOUX SCH/HW UR AREA D AMD/051-D INCREM
 TIF Taxing District Inc. Number: 840312
 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: 2030

UR Designation	
Slum	No
Blighted	No
Economic Development	08/2007

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	706,220	0	0	706,220	0	706,220
Taxable	0	0	0	570,112	0	0	570,112	0	570,112
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1	570,112	296,114	273,998	8,941

FY 2025 TIF Revenue Received: 11,682

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TIF Taxing District Data Collection

Local Government Name: HAWARDEN (84G802)
 Urban Renewal Area: HAWARDEN CONSOLIDATED URBAN RENEWAL (84069)
 TIF Taxing District Name: HAWARDEN CITY/WEST SIOUX SCH/HW UR AREA-A LG/052-L INCREM
 TIF Taxing District Inc. Number: 840362
 TIF Taxing District Base Year: 1999
 FY TIF Revenue First Received: 2002
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2022

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2000

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	49,608	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: HAWARDEN (84G802)
 Urban Renewal Area: HAWARDEN CONSOLIDATED URBAN RENEWAL (84069)
 TIF Taxing District Name: HAWARDEN CITY/WEST SIOUX SCH/UR AREA-1 AMEND #1/051-1 INCREM
 TIF Taxing District Inc. Number: 840388
 TIF Taxing District Base Year: 2007
 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	1,179,510	0	0	0	-4,000	1,165,760	0	1,165,760
Taxable	0	546,620	0	0	0	-4,000	532,870	0	532,870
Homestead Credits									5

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	270,359	532,870	276,787	256,083	8,356

FY 2025 TIF Revenue Received: 7,603

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TIF Taxing District Data Collection

Local Government Name:	HAWARDEN (84G802)	
Urban Renewal Area:	HAWARDEN CONSOLIDATED URBAN RENEWAL (84069)	
TIF Taxing District Name:	HAWARDEN CITY/WEST SIOUX SCH/UR AREA-1 AMEND #1 AG/051-2 INCREM	
TIF Taxing District Inc. Number:	840390	
TIF Taxing District Base Year:	2007	
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	110,230	0	0	0	0	0	110,230	0	110,230
Taxable	79,185	0	0	0	0	0	79,185	0	79,185
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	30,243	79,185	41,135	38,050	808

FY 2025 TIF Revenue Received: 874

TIF Taxing District Data Collection

Local Government Name:	HAWARDEN (84G802)	
Urban Renewal Area:	HAWARDEN CONSOLIDATED URBAN RENEWAL (84069)	
TIF Taxing District Name:	HAWARDEN CITY/WEST SIOUX SCH/UR CONSOLIDATED AMENDMENT/054 INCREM	
TIF Taxing District Inc. Number:	840470	
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	0	1,010,720	6,896,040	1,918,660	0	-4,000	9,821,420	0	9,821,420
Taxable	0	468,396	5,216,027	1,571,106	0	-4,000	7,251,529	0	7,251,529
Homestead Credits									4

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	7,962,350	1,863,070	967,728	895,342	29,216

FY 2025 TIF Revenue Received: 31,432