

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: HULL
 Local Government Number: 84G804

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
HULL URBAN RENEWAL	84008	5
HULL AREA 1 URBAN RENEWAL	84035	1
HULL AREA 5 URBAN RENEWAL	84037	1
HULL AREA 4 URBAN RENEWAL REV	84058	1
HULL AREA 6 URBAN RENEWAL	84062	1
HULL LIBERTY HEIGHTS URBAN RENEWAL AREA	84070	1
HULL MAPLE STREET URBAN RENEWAL AREA	84071	3

TIF Debt Outstanding: **10,094,755**

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	1,481,008	54,399	Amount of 07-01-2024 Cash Balance Restricted for LMI
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TIF Revenue:	1,520,515		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	2,547		
Asset Sales & Loan Repayments:	0		
Total Revenue:	1,523,062		

Rebate Expenditures:	593,376		
Non-Rebate Expenditures:	547,440		
Returned to County Treasurer:	0		
Total Expenditures:	1,140,816		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	1,863,254	55,089	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: **7,090,685**

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Urban Renewal Area Data Collection

Local Government Name: HULL (84G804)
 Urban Renewal Area: HULL URBAN RENEWAL
 UR Area Number: 84008

UR Area Creation Date: 10/1989

The plan is intended to stabilize, revitalize and improve the community by encouraging development, providing the opportunity for creating a vital, dynamic and competitive economic development area for persons of Hull, Sioux Cnty and the surrounding region.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
HULL CITY/BOYDEN-HULL SCH/UR-1/071 INCREM	840098	840099	31,931,301
HULL CITY/BOYDEN-HULL SCH/UR-1 AQUATIC AMDT/071-1 INCREM	840371	840372	0
HULL CITY/BOYDEN-HULL SCH/UR-1 AMDT 5 COMMERCE/071-2 INCREM	840375	840376	6,556,546
HULL CITY/BOYDEN-HULL SCH/UR-1 AMDT 5 COMMERCE AG/071-3 INCREM	840405	840406	0
HULL CITY/BOYDEN-HULL SCH/HULL UR-1 AMDT 9/071-5 INCREM	840449	840450	794,324

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	61,630	18,448,610	36,208,760	3,403,450	0	-20,000	58,024,450	0	58,024,450
Taxable	44,274	8,549,608	28,215,468	2,615,095	0	-20,000	39,326,445	0	39,326,445
Homestead Credits									55

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 1,022,812 **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	1,017,422
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	2,547
Asset Sales & Loan Repayments:	0
Total Revenue:	1,019,969

Rebate Expenditures:	500,000
Non-Rebate Expenditures:	279,050
Returned to County Treasurer:	0
Total Expenditures:	779,050

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 1,263,731 **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For HULL URBAN RENEWAL

2011 AQUATIC CENTER

Description:	Aquatic center Recreational facilities (lake development, parks, ball fields, trails)
Classification:	trails)
Physically Complete:	Yes
Payments Complete:	No

2013 STREET

Description:	Cement Streets from gravel(3 diff. areas)
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

2016 STREET

Description:	Misc Street work and legal expenses
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

2018 HIDC AGREEMENT

Description:	Payments to HIDC for economic growth
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

2021 MISC STREET REPAIRS

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

2019 DIVISION IMPROVEMENT

Description:	Street, Water & Sewer lines Replace
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

STOREFRONT IMPROVEMENT GRANT

Description:	Improvement Grant to ISB Insurance, Inc.
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	Yes

STOREFRONT IMPROVEMENT GRANT

Description:	Improvement Grant to Honeyhomb Market
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

STOREFRONT IMPROVEMENT GRANT - HOME ON MAIN

Description:	Improvement Grant to Home on Main
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

STOREFRONT IMPROVEMENT GRANT - D & K Doors

Description:	Improvement Grant to D & K Doors
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

2022 STREET REHAB

Description:	Asphalt Overlay - Street Rehabilitation
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

STOREFRONT IMPROVEMENT GRANT

Description:	Improvement Grant to The Kelley Group
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

HWY 18 WATER MAIN PROJECT

Description:	Water Main Project
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

2022 STREET REHAB - REMAIDNER

Description:	Asphalt Overlay - Street Rehabilitation
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

GROCERY STORE PROJECT

Description:	DA with HIDC re Grocery Store Project
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

STOREFRONT IMPROVEMENT GRANT - TKG LLC

Description:	Improvement Grant to TKG LLC
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For HULL URBAN RENEWAL

2011 AQUATIC G.O. BONDS

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	921,200
Interest:	81,788
Total:	1,002,988
Annual Appropriation?:	No
Date Incurred:	10/27/2011
FY of Last Payment:	2030

2013 STREET

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	08/26/2013
FY of Last Payment:	2023

2016 STREET

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	143,789
Interest:	4,360
Total:	148,149
Annual Appropriation?:	No
Date Incurred:	04/30/2016
FY of Last Payment:	2026

2018 HIDC AGREEMENT

Debt/Obligation Type:	Rebates
Principal:	1,957,000
Interest:	0
Total:	1,957,000
Annual Appropriation?:	No
Date Incurred:	07/01/2020
FY of Last Payment:	2030

2021 MISC STREET REPAIRS

Debt/Obligation Type:	Other Debt
Principal:	1,660,000
Interest:	168,700
Total:	1,828,700
Annual Appropriation?:	Yes
Date Incurred:	07/01/2020
FY of Last Payment:	2032

2019 DIVISION STREET IMPROVEMENTS

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	07/01/2020
FY of Last Payment:	2024

STOREFRONT IMPROVEMENT GRANT - ISB INSURANCE, INC

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	10/25/2021
FY of Last Payment:	2023

STOREFRONT IMPROVEMENT GRANT - HONEYHOMB MARKET

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	12/13/2021
FY of Last Payment:	2022

STOREFRONT IMPROVEMENT GRANT - HOME ON MAIN

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	12/01/2020
FY of Last Payment:	2022

STOREFRONT IMPROVEMENT GRANT - D & K Doors

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	12/01/2020
FY of Last Payment:	2022

2022 STREET REHAB PROJECT

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/01/2023
FY of Last Payment:	2024

WATER PHASE 1 - GROCERY STORE

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	05/08/2023
FY of Last Payment:	2023

BENCHMARK GRANTS - GROCERY STORE

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0

Total:	0
Annual Appropriation?:	No
Date Incurred:	05/08/2023
FY of Last Payment:	2023

ECONOMIC DEVELOPMENT GRANTS - GROCERY STORE

Debt/Obligation Type:	Rebates
Principal:	280,000
Interest:	0
Total:	280,000
Annual Appropriation?:	Yes
Date Incurred:	05/08/2023
FY of Last Payment:	2029

STOREFRONT IMPROVEMENT GRANT - TKG LLC

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	07/25/2023
FY of Last Payment:	2024

Non-Rebates For HULL URBAN RENEWAL

TIF Expenditure Amount:	76,050
Tied To Debt:	2011 AQUATIC G.O. BONDS
Tied To Project:	2011 AQUATIC CENTER
TIF Expenditure Amount:	0
Tied To Debt:	2013 STREET
Tied To Project:	2013 STREET
TIF Expenditure Amount:	72,800
Tied To Debt:	2016 STREET
Tied To Project:	2016 STREET
TIF Expenditure Amount:	130,200
Tied To Debt:	2021 MISC STREET REPAIRS
Tied To Project:	2021 MISC STREET REPAIRS
TIF Expenditure Amount:	0
Tied To Debt:	2019 DIVISION STREET IMPROVEMENTS
Tied To Project:	2019 DIVISION IMPROVEMENT
TIF Expenditure Amount:	0
Tied To Debt:	STOREFRONT IMPROVEMENT GRANT - D & K Doors
Tied To Project:	STOREFRONT IMPROVEMENT GRANT - D & K Doors
TIF Expenditure Amount:	0
Tied To Debt:	2022 STREET REHAB PROJECT
Tied To Project:	2022 STREET REHAB
TIF Expenditure Amount:	0
Tied To Debt:	STOREFRONT IMPROVEMENT GRANT - TKG LLC

Rebates For HULL URBAN RENEWAL

Economic Development in Industrial Parks

TIF Expenditure Amount:	500,000
Rebate Paid To:	Hull Industrial Development Corporation
Tied To Debt:	2018 HIDC AGREEMENT
Tied To Project:	2018 HIDC AGREEMENT
Projected Final FY of Rebate:	2030

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TIF Taxing District Data Collection

Local Government Name: HULL (84G804)
 Urban Renewal Area: HULL URBAN RENEWAL (84008)
 TIF Taxing District Name: HULL CITY/BOYDEN-HULL SCH/UR-1/071 INCREM
 TIF Taxing District Inc. Number: 840099
 TIF Taxing District Base Year: 1988
 FY TIF Revenue First Received: 1993
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	07/1994
Economic Development	07/1994

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	18,448,610	28,326,980	2,056,430	0	-20,000	48,734,020	0	48,734,020
Taxable	0	8,549,608	21,945,944	1,533,749	0	-20,000	31,931,301	0	31,931,301
Homestead Credits									55

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	6,970,044	31,931,301	31,931,301	0	0

FY 2025 TIF Revenue Received: 1,017,422

TIF Taxing District Data Collection

Local Government Name: HULL (84G804)
 Urban Renewal Area: HULL URBAN RENEWAL (84008)
 TIF Taxing District Name: HULL CITY/BOYDEN-HULL SCH/UR-1 AQUATIC AMDT/071-1 INCREM
 TIF Taxing District Inc. Number: 840372
 TIF Taxing District Base Year: 2011
 FY TIF Revenue First Received: 0
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2031

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	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	80,000,000	0	0	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: HULL (84G804)
 Urban Renewal Area: HULL URBAN RENEWAL (84008)
 TIF Taxing District Name: HULL CITY/BOYDEN-HULL SCH/UR-1 AMDT 5 COMMERCE/071-2 INCREM
 TIF Taxing District Inc. Number: 840376
 TIF Taxing District Base Year: 2012
 FY TIF Revenue First Received: 0
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2032

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	7,863,400	401,140	0	0	8,264,540	0	8,264,540
Taxable	0	0	6,261,006	295,540	0	0	6,556,546	0	6,556,546
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	22,714	6,556,546	6,556,546	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: HULL (84G804)
 Urban Renewal Area: HULL URBAN RENEWAL (84008)
 TIF Taxing District Name: HULL CITY/BOYDEN-HULL SCH/UR-1 AMDT 5 COMMERCE AG/071-3 INCREM
 TIF Taxing District Inc. Number: 840406
 TIF Taxing District Base Year: 2012
 FY TIF Revenue First Received: 0
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2032

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	61,630	0	0	0	0	0	61,630	0	61,630
Taxable	44,274	0	0	0	0	0	44,274	0	44,274
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	66,156	0	0	0	0

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: HULL (84G804)
 Urban Renewal Area: HULL URBAN RENEWAL (84008)
 TIF Taxing District Name: HULL CITY/BOYDEN-HULL SCH/HULL UR-1 AMDT 9/071-5 INCREM
 TIF Taxing District Inc. Number: 840450
 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	0	0	18,380	945,880	0	0	964,260	0	964,260
Taxable	0	0	8,518	785,806	0	0	794,324	0	794,324
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	12,400	794,324	794,324	0	0

FY 2025 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: HULL (84G804)
 Urban Renewal Area: HULL AREA 1 URBAN RENEWAL
 UR Area Number: 84035

UR Area Creation Date: 02/1995

Determining an area of the City to be a blighted and economic development area, and that the rehabilitation conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the City residents.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
HULL/BOYDEN-HULL/UR AREA-1/076 INCREM	840184	840185	668,008

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	921,360	0	0	0	921,360	0	921,360
Taxable	0	0	668,008	0	0	0	668,008	0	668,008
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 18,979 18,979 **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	33,602
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	33,602

Rebate Expenditures:	0
Non-Rebate Expenditures:	31,094
Returned to County Treasurer:	0
Total Expenditures:	31,094

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 21,487 21,487 **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For HULL AREA 1 URBAN RENEWAL

\$650,000 ADVANCE FROM CITY

Description:	LIBERTY TIF ADVANCE FROM CITY
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For HULL AREA 1 URBAN RENEWAL

LMI SET ASIDE BACK TO CITY FOR \$650,000 ADVANCE

	Outstanding LMI Housing
Debt/Obligation Type:	Obligations
Principal:	520,702
Interest:	0
Total:	520,702
Annual Appropriation?:	Yes
Date Incurred:	04/30/2020
FY of Last Payment:	2030

Non-Rebates For HULL AREA 1 URBAN RENEWAL

TIF Expenditure Amount:	31,094
Tied To Debt:	LMI SET ASIDE BACK TO CITY FOR \$650,000 ADVANCE
Tied To Project:	\$650,000 ADVANCE FROM CITY

Income Housing For HULL AREA 1 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: HULL (84G804)
 Urban Renewal Area: HULL AREA 1 URBAN RENEWAL (84035)
 TIF Taxing District Name: HULL/BOYDEN-HULL/UR AREA-1/076 INCREM
 TIF Taxing District Inc. Number: 840185
 TIF Taxing District Base Year: 2002
 FY TIF Revenue First Received: 2005
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2024

UR Designation	
Slum	No
Blighted	02/1995
Economic Development	02/1995

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	921,360	0	0	0	921,360	0	921,360
Taxable	0	0	668,008	0	0	0	668,008	0	668,008
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	7,697	668,008	668,008	0	0

FY 2025 TIF Revenue Received: 33,602

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Urban Renewal Area Data Collection

Local Government Name: HULL (84G804)
 Urban Renewal Area: HULL AREA 5 URBAN RENEWAL
 UR Area Number: 84037

UR Area Creation Date: 09/2001

This plan is intended to stabilize, revitalize and improve the community by encouraging new development and providing the opportunity for creating vital, dynamic and competitive housing developments, to maintain and improve the character of the community by developing and increasing affordable housing opportunities in the City of Hull, and strengthening the tax bases.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
HULL CITY/BOYDEN-HULL SCH/UR 5-AMEND #2 SUNRISE ADDITION/073-1 INCREM	840379	840380	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:	-7,878	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
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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:	-7,878	0	Amount of 06-30-2025 Cash Balance Restricted for LMI
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Income Housing For HULL AREA 5 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: HULL (84G804)
 Urban Renewal Area: HULL AREA 5 URBAN RENEWAL (84037)
 TIF Taxing District Name: HULL CITY/BOYDEN-HULL SCH/UR 5-AMEND #2 SUNRISE ADDITION/073-1 INCREM
 TIF Taxing District Inc. Number: 840380
 TIF Taxing District Base Year: 2013
 FY TIF Revenue First Received: 0
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2033

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	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	131,580	0	0	0	0

FY 2025 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: HULL (84G804)
 Urban Renewal Area: HULL AREA 4 URBAN RENEWAL REV
 UR Area Number: 84058

UR Area Creation Date: 11/2009

Area designed to provide opportunities, incentives, and sites for new and expanded industrial development. To stimulate through public action and commitment, private investmet in, to plan for and provide sufficent land, installation of public works and facilities, to provide a more marketable and attractive investment climate, preserve the health,safety welfare for City of Hull.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
HULL CITY/BOYDEN-HULL SCH/UR AREA 4/074 INCREM	840345	840346	10,287,750

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	70,200	12,754,520	0	0	12,824,720	0	12,824,720
Taxable	0	0	32,533	11,413,582	0	0	11,446,115	0	11,446,115
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 415,638 0 Amount of 07-01-2024 Cash Balance Restricted for LMI

TIF Revenue:	266,046
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	266,046

Rebate Expenditures:	0
Non-Rebate Expenditures:	140,735
Returned to County Treasurer:	0
Total Expenditures:	140,735

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 540,949 0 Amount of 06-30-2025 Cash Balance Restricted for LMI

Projects For HULL AREA 4 URBAN RENEWAL REV

2015 GO UR WATER

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

Debts/Obligations For HULL AREA 4 URBAN RENEWAL REV

2015 GO UR WATER

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	405,000
Interest:	20,930
Total:	425,930
Annual Appropriation?:	No
Date Incurred:	06/30/2015
FY of Last Payment:	2027

Non-Rebates For HULL AREA 4 URBAN RENEWAL REV

TIF Expenditure Amount:	140,735
Tied To Debt:	2015 GO UR WATER
Tied To Project:	2015 GO UR WATER

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: HULL (84G804)
 Urban Renewal Area: HULL AREA 4 URBAN RENEWAL REV (84058)
 TIF Taxing District Name: HULL CITY/BOYDEN-HULL SCH/UR AREA 4/074 INCREM
 TIF Taxing District Inc. Number: 840346
 TIF Taxing District Base Year: 2008
 FY TIF Revenue First Received: 2011
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2031

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2009

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	70,200	12,754,520	0	0	12,824,720	0	12,824,720
Taxable	0	0	32,533	11,413,582	0	0	11,446,115	0	11,446,115
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	2,536,970	10,287,750	10,287,750	0	0

FY 2025 TIF Revenue Received: 266,046

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: HULL (84G804)
 Urban Renewal Area: HULL AREA 6 URBAN RENEWAL
 UR Area Number: 84062

 UR Area Creation Date: 04/2011

 UR Area Purpose: see attached plan

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
HULL CITY/BOYDEN-HULL SCH/UR AREA-6/079 INCREM	840363	840364	1,670,093

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	3,603,780	0	0	0	0	3,603,780	0	3,603,780
Taxable	0	1,670,093	0	0	0	0	1,670,093	0	1,670,093
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	14,366	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
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TIF Revenue:	40,471
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	40,471

Rebate Expenditures:	34,401
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	34,401

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	20,436	0	Amount of 06-30-2025 Cash Balance Restricted for LMI
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Projects For HULL AREA 6 URBAN RENEWAL

2011 ASPEN RESIDENTIAL

Description:	Payments to Hull Industrial Development Corp.
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For HULL AREA 6 URBAN RENEWAL

2011 ASPEN RESIDENTIAL

Debt/Obligation Type:	Rebates
Principal:	689,735
Interest:	0
Total:	689,735
Annual Appropriation?:	No
Date Incurred:	02/23/2012
FY of Last Payment:	2031

Rebates For HULL AREA 6 URBAN RENEWAL

2011 ASPEN RESIDENTIAL

TIF Expenditure Amount:	34,401
Rebate Paid To:	Hull Industrial Development Corp.
Tied To Debt:	2011 ASPEN RESIDENTIAL
Tied To Project:	2011 ASPEN RESIDENTIAL
Projected Final FY of Rebate:	2030

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: HULL (84G804)
 Urban Renewal Area: HULL AREA 6 URBAN RENEWAL (84062)
 TIF Taxing District Name: HULL CITY/BOYDEN-HULL SCH/UR AREA-6/079 INCREM
 TIF Taxing District Inc. Number: 840364
 TIF Taxing District Base Year: 2010
 FY TIF Revenue First Received: 2011
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2030

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2011

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	3,603,780	0	0	0	0	3,603,780	0	3,603,780
Taxable	0	1,670,093	0	0	0	0	1,670,093	0	1,670,093
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	4,530	1,670,093	1,670,093	0	0

FY 2025 TIF Revenue Received: 40,471

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Urban Renewal Area Data Collection

Local Government Name: HULL (84G804)
 Urban Renewal Area: HULL LIBERTY HEIGHTS URBAN RENEWAL AREA
 UR Area Number: 84070

UR Area Creation Date: 04/2018

The plan has been developed to help local officials respond to and promote economic development in the City of Hull, Iowa and 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
HULL CITY/BOYDEN-HULL SCH/UR LIBERTY HEIGHTS/072-A INCREM	840433	840434	3,782,680

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	8,213,110	0	0	0	-4,000	8,189,610	0	8,189,610
Taxable	0	3,806,180	0	0	0	-4,000	3,782,680	0	3,782,680
Homestead Credits									13

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **1,429** **35,420** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	64,220
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	64,220

Rebate Expenditures:	0
Non-Rebate Expenditures:	59,231
Returned to County Treasurer:	0
Total Expenditures:	59,231

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **6,418** **33,602** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For HULL LIBERTY HEIGHTS URBAN RENEWAL AREA

2018 LIBERTY HEIGHTS RESIDENTIAL

Description:	Payments to Hull Industrial Development
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

Habitat for Humanity Payment - LMI

Description:	Payment to Habitat for Humanity
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For HULL LIBERTY HEIGHTS URBAN RENEWAL AREA

2018 LIBERTY HEIGHTS RESIDENTIAL

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	07/10/2018
FY of Last Payment:	2029

LMI Obligation

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	07/13/2021
FY of Last Payment:	2029

Non-Rebates For HULL LIBERTY HEIGHTS URBAN RENEWAL AREA

TIF Expenditure Amount:	59,231
Tied To Debt:	2018 LIBERTY HEIGHTS RESIDENTIAL
Tied To Project:	2018 LIBERTY HEIGHTS RESIDENTIAL

Rebates For HULL LIBERTY HEIGHTS URBAN RENEWAL AREA

2018 LIBERTY HEIGHTS RESIDENTIAL

TIF Expenditure Amount:	0
Rebate Paid To:	Hull Industrial Development Corp
Tied To Debt:	2018 LIBERTY HEIGHTS RESIDENTIAL
Tied To Project:	2018 LIBERTY HEIGHTS RESIDENTIAL
Projected Final FY of Rebate:	2029

Income Housing For HULL LIBERTY HEIGHTS URBAN RENEWAL AREA

Amount of FY 2025 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
<hr/>	
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

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: HULL (84G804)
 Urban Renewal Area: HULL LIBERTY HEIGHTS URBAN RENEWAL AREA (84070)
 TIF Taxing District Name: HULL CITY/BOYDEN-HULL SCH/UR LIBERTY HEIGHTS/072-A INCREM
 TIF Taxing District Inc. Number: 840434
 TIF Taxing District Base Year: 2018
 FY TIF Revenue First Received: 2020
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2035

UR Designation	
Slum	No
Blighted	No
Economic Development	07/2018

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	8,213,110	0	0	0	-4,000	8,189,610	0	8,189,610
Taxable	0	3,806,180	0	0	0	-4,000	3,782,680	0	3,782,680
Homestead Credits									13

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	59,200	3,782,680	3,782,680	0	0

FY 2025 TIF Revenue Received: 64,220

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: HULL (84G804)
 Urban Renewal Area: HULL MAPLE STREET URBAN RENEWAL AREA
 UR Area Number: 84071

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
HULL CITY/BOYDEN-HULL SCH/HULL UR AREA MAPLE STREET/077-A INCREM	840445	840446	2,467,663
HULL CITY/BOYDEN-HULL SCH/HULL UR MAPLE ST AMDT 1 WALNUT HEIGHTS/077-B INCREM	840459	840460	1,350,715
HULL CITY/BOYDEN-HULL SCH/HULL UR MAPLE ST AMDT 1 WALNUT HEIGHTS AG/077-C INCREM	840461	840462	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	8,246,420	0	0	0	0	8,243,170	0	8,243,170
Taxable	0	3,821,628	0	0	0	0	3,818,378	0	3,818,378
Homestead Credits									12

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **15,662** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	98,754
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	98,754

Rebate Expenditures:	58,975
Non-Rebate Expenditures:	37,330
Returned to County Treasurer:	0
Total Expenditures:	96,305

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **18,111** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For HULL MAPLE STREET URBAN RENEWAL AREA

MAPLE STREET DEVELOPMENT RESIDENTIAL

Description:	Payments to Hull Industrial Development
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

WALNUT HEIGHTS DEVELOPMENT AGREEMENT - RESIDENTIAL

Description:	Payments to Hull Industrial Development
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For HULL MAPLE STREET URBAN RENEWAL AREA

MAPLE STREET DEVELOPMENT RESIDENTIAL

Debt/Obligation Type:	Rebates
Principal:	1,797,886
Interest:	0
Total:	1,797,886
Annual Appropriation?:	Yes
Date Incurred:	05/28/2019
FY of Last Payment:	2042

301 fund Internal advance - \$650K

Debt/Obligation Type:	Internal Loans
Principal:	520,702
Interest:	0
Total:	520,702
Annual Appropriation?:	Yes
Date Incurred:	05/28/2019
FY of Last Payment:	2042

WALNUT HEIGHTS DEVELOPMENT - RESIDENTIAL

Debt/Obligation Type:	Rebates
Principal:	922,963
Interest:	0
Total:	922,963
Annual Appropriation?:	Yes
Date Incurred:	05/24/2021
FY of Last Payment:	2042

Non-Rebates For HULL MAPLE STREET URBAN RENEWAL AREA

TIF Expenditure Amount:	37,330
Tied To Debt:	301 fund Internal advance - \$650K
Tied To Project:	MAPLE STREET DEVELOPMENT RESIDENTIAL

Rebates For HULL MAPLE STREET URBAN RENEWAL AREA

Maple Heights

TIF Expenditure Amount:	40,938
Rebate Paid To:	Hull Industrial Development Corp
Tied To Debt:	MAPLE STREET DEVELOPMENT RESIDENTIAL
Tied To Project:	MAPLE STREET DEVELOPMENT RESIDENTIAL
Projected Final FY of Rebate:	2042

Maple Heights (Walnut)

TIF Expenditure Amount:	18,037
Rebate Paid To:	Hull Industrial Development Corporation
Tied To Debt:	WALNUT HEIGHTS DEVELOPMENT - RESIDENTIAL
Tied To Project:	WALNUT HEIGHTS DEVELOPMENT AGREEMENT - RESIDENTIAL
Projected Final FY of Rebate:	2042

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: HULL (84G804)
 Urban Renewal Area: HULL MAPLE STREET URBAN RENEWAL AREA (84071)
 TIF Taxing District Name: HULL CITY/BOYDEN-HULL SCH/HULL UR AREA MAPLE STREET/077-A INCREM
 TIF Taxing District Inc. Number: 840446
 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	5,331,810	0	0	0	0	5,328,560	0	5,328,560
Taxable	0	2,470,913	0	0	0	0	2,467,663	0	2,467,663
Homestead Credits									8

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	10,120	2,467,663	2,467,663	0	0

FY 2025 TIF Revenue Received: 63,818

TIF Taxing District Data Collection

Local Government Name: HULL (84G804)
 Urban Renewal Area: HULL MAPLE STREET URBAN RENEWAL AREA (84071)
 TIF Taxing District Name: HULL CITY/BOYDEN-HULL SCH/HULL UR MAPLE ST AMDT 1 WALNUT HEIGHTS/077-B INCREM
 TIF Taxing District Inc. Number: 840460
 TIF Taxing District Base Year: 2021
 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	2,914,610	0	0	0	0	2,914,610	0	2,914,610
Taxable	0	1,350,715	0	0	0	0	1,350,715	0	1,350,715
Homestead Credits									4

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	1,350,715	1,350,715	0	0

FY 2025 TIF Revenue Received: 34,936

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: HULL (84G804)
 Urban Renewal Area: HULL MAPLE STREET URBAN RENEWAL AREA (84071)
 TIF Taxing District Name: HULL CITY/BOYDEN-HULL SCH/HULL UR MAPLE ST AMDT 1 WALNUT HEIGHTS AG/077-C INCREM
 TIF Taxing District Inc. Number: 840462
 TIF Taxing District Base Year: 2021
 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	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	5,030	0	0	0	0

FY 2025 TIF Revenue Received: 0