

Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Levy Authority Summary

Local Government Name: DYERSVILLE
Local Government Number: 31G290

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
DYERSVILLE ECONOMIC DEVELOPMENT URBAN RENEWAL	28010	11
DYERSVILLE URBAN RENEWAL	31032	18
DYERSVILLE CITY CASTING CORNERS	31055	1
DYERSVILLE CITY DOWNTOWN URBAN RENEWAL	31056	1

TIF Debt Outstanding: 33,910,420

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:	2,449,487	0	Amount of 07-01-2022 Cash Balance Restricted for LMI
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TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	1,691,806
Asset Sales & Loan Repayments:	0
Total Revenue:	1,691,806

Rebate Expenditures:	789,254
Non-Rebate Expenditures:	530,527
Returned to County Treasurer:	0
Total Expenditures:	1,319,781

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:	2,821,512	0	Amount of 06-30-2023 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance:** 29,769,127

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Urban Renewal Area Data Collection

Local Government Name: DYERSVILLE (31G290)
 Urban Renewal Area: DYERSVILLE ECONOMIC DEVELOPMENT URBAN RENEWAL
 UR Area Number: 28010

UR Area Creation Date: 07/2004

UR Area Purpose: Creation of financial incentives necessary to attract and retain industries and business to the community; expansion of the existing property tax base of the community; and, creation and retention of permanent employment opportunities for local residents.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
DYERSVILLE CITY AG/W DUBUQUE SCH/TIF1/UR INCREMENT (ORIG)	280104	280105	0
DYERSVILLE CITY/W DUBUQUE SCH/TIF2/UR INCREMENT (ORIG)	280117	280118	12,840,276
DYERSVILLE CITY AG/W DUBUQUE SCH/TIF 2/UR INCREMENT (ORIG)	280119	280120	0
DYERSVILLE CITY/W DUBUQUE SCH/TIF1/UR INCREMENT (ORIG)	280139	280140	1,503,082
DYERSVILLE CITY/W DUBUQUE SCH/TIF 3/UR INCREMENT (AMEND)	280183	280184	8,955,473
DYERSVILLE CITY AG/W DUBUQUE SCH/TIF 3/UR INCREMENT (AMEND)	280185	280186	0
DYERSVILLE CITY/W DUBUQUE SCH/TIF 4/UR INCREMENT (AMEND)	280187	280188	12,501,600
DYERSVILLE CITY AG/W DUBUQUE SCH/TIF4/UR INCREMENT (AMEND)	280189	280190	0
DYERSVILLE CITY/W DUBUQUE SCH/TIF 5/UR INCREMENT (AMEND)	280196	280197	901,498
DYERSVILLE CITY AG/W DUBUQUE SCH/TIF 5/UR INCREMENT (AMEND)	280198	280199	0
DYERSVILLE CITY/WESTERN DUBUQUE SCH/TIF 6/INCREMENT	280211	280212	160,087

Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	278,100	25,588,400	24,007,300	44,190,900	0	-16,668	94,048,032	0	94,048,032
Taxable	247,623	13,851,054	21,606,570	39,771,810	0	-16,668	75,460,389	0	75,460,389
Homestead Credits									76

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: 2,034,803 0 **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims 947,618
 Asset Sales & Loan Repayments: 0
Total Revenue: 947,618

Rebate Expenditures: 572,289
 Non-Rebate Expenditures: 211,216
 Returned to County Treasurer: 0
Total Expenditures: 783,505

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: 2,198,916 0 **Amount of 06-30-2023 Cash Balance Restricted for LMI**

Projects For DYERSVILLE ECONOMIC DEVELOPMENT URBAN RENEWAL

2008 General Obligation Bonds

Description:	Industrial Park Expansion in water/sewer mains and economic development grant
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Dyersville Industries (Lamers Property)

Description:	TIF Rebate for Expansion of Industrial Property
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Engineering Services & Products

Description:	TIF Rebate for Expansion of Building and Property
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Digga North America, Inc.

Description:	TIF Rebate for Expansion of Building and Property
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Dyersville Industries (Dardis)

Description:	TIF Rebate for Expansion of Building and Property
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

KC Kramer, LLC

Description:	TIF Rebate for Expansion of Building and Property
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

JEDA Polymers, LLC

Description:	TIF Rebate for Expansion of Building and Property
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Dyersville Industries (Ind. Park 2nd Phase)

Description:	Economic Development Grant to assist in the construction of 2nd Phase of Industrial Park
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Advanced Precast Co

Description:	TIF Rebate for Expansion of Building and Property
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

Decker Concrete

Description:	TIF Rebate for Decker Concrete
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Alliance Insurance Mutual

Description:	TIF Rebate for Alliance Insurance Mutual
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

Dyersville Industries (TOMY)

Description:	Economic Development Grant to Assist in the Redevelopment of an Old Industrial Facilities
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

DOT Rebate Agreement

Description:	DOT Rebate for moving water sewer lines near highway
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	Yes

Hall of Fame Agreement

Description:	Hall of Fame Agreement
	Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	No
Payments Complete:	No

Advanced Properties

Description:	Advanced Properties
Classification:	Commercial - office properties
Physically Complete:	No
Payments Complete:	No

Willow Pear

Description:	Willow Pear
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Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For DYERSVILLE ECONOMIC DEVELOPMENT URBAN RENEWAL

Engineering Services & Products Co. (Farmtek)

Debt/Obligation Type:	Rebates
Principal:	280,623
Interest:	0
Total:	280,623
Annual Appropriation?:	No
Date Incurred:	08/16/2010
FY of Last Payment:	2027

Digga North America, Inc.

Debt/Obligation Type:	Rebates
Principal:	333,335
Interest:	0
Total:	333,335
Annual Appropriation?:	No
Date Incurred:	04/16/2012
FY of Last Payment:	2028

Dyersville Industries (Dardis)

Debt/Obligation Type:	Rebates
Principal:	352,724
Interest:	0
Total:	352,724
Annual Appropriation?:	Yes
Date Incurred:	12/30/2013
FY of Last Payment:	2030

KC Kramer, LLC

Debt/Obligation Type:	Rebates
Principal:	9,307
Interest:	0
Total:	9,307
Annual Appropriation?:	Yes
Date Incurred:	05/05/2014
FY of Last Payment:	2020

JEDA Polymers, LLC

Debt/Obligation Type:	Rebates
Principal:	223,223
Interest:	0
Total:	223,223
Annual Appropriation?:	Yes
Date Incurred:	05/19/2014
FY of Last Payment:	2026

Dyersville Industries (Ind. Park 2nd)

Debt/Obligation Type:	Rebates
Principal:	849,500

Interest:	0
Total:	849,500
Annual Appropriation?:	Yes
Date Incurred:	02/02/2015
FY of Last Payment:	2029

Advanced Precast Co

Debt/Obligation Type:	Rebates
Principal:	1,218,179
Interest:	0
Total:	1,218,179
Annual Appropriation?:	Yes
Date Incurred:	12/21/2015
FY of Last Payment:	2033

Decker Concrete

Debt/Obligation Type:	Rebates
Principal:	272,539
Interest:	0
Total:	272,539
Annual Appropriation?:	Yes
Date Incurred:	06/30/2017
FY of Last Payment:	2028

Alliance Insurance Mutual

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	06/30/2017
FY of Last Payment:	2023

Dyersville Industries (TOMY)

Debt/Obligation Type:	Rebates
Principal:	1,000,000
Interest:	0
Total:	1,000,000
Annual Appropriation?:	Yes
Date Incurred:	06/30/2017
FY of Last Payment:	2029

Dyersville Industries (TOMY)

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	06/30/2017
FY of Last Payment:	2018

2018 GO Refunding

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,633,395
Interest:	0

Total:	2,633,395
Annual Appropriation?:	No
Date Incurred:	07/01/2017
FY of Last Payment:	2027

Willow Pear

Debt/Obligation Type:	Rebates
Principal:	38,758
Interest:	0
Total:	38,758
Annual Appropriation?:	Yes
Date Incurred:	07/01/2017
FY of Last Payment:	2025

DOT Rebate Agreement

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	07/01/2018
FY of Last Payment:	2019

Hall of Fame

Debt/Obligation Type:	Rebates
Principal:	561,871
Interest:	0
Total:	561,871
Annual Appropriation?:	Yes
Date Incurred:	07/01/2018
FY of Last Payment:	2033

Digga North America (Res 79-19)

Debt/Obligation Type:	Rebates
Principal:	280,000
Interest:	0
Total:	280,000
Annual Appropriation?:	Yes
Date Incurred:	07/01/2019
FY of Last Payment:	2031

Advanced Properties

Debt/Obligation Type:	Rebates
Principal:	3,900,000
Interest:	0
Total:	3,900,000
Annual Appropriation?:	Yes
Date Incurred:	07/01/2020
FY of Last Payment:	2031

Ancient Brands

Debt/Obligation Type:	Rebates
Principal:	2,000,000
Interest:	0
Total:	2,000,000

Annual Appropriation?:	Yes
Date Incurred:	07/01/2021
FY of Last Payment:	2034

Non-Rebates For DYERSVILLE ECONOMIC DEVELOPMENT URBAN RENEWAL

TIF Expenditure Amount:	211,216
Tied To Debt:	2018 GO Refunding
Tied To Project:	2008 General Obligation Bonds

Rebates For DYERSVILLE ECONOMIC DEVELOPMENT URBAN RENEWAL

Digga North America (Res. 27-12)

TIF Expenditure Amount:	0
Rebate Paid To:	Digga North America, Inc.
Tied To Debt:	Digga North America, Inc.
Tied To Project:	Digga North America, Inc.
Projected Final FY of Rebate:	2028

Dyersville Industries (Res. 07-15)

TIF Expenditure Amount:	121,500
Rebate Paid To:	Dyersville Industries, Inc.
Tied To Debt:	Dyersville Industries (Ind. Park 2nd)
Tied To Project:	Dyersville Industries (Ind. Park 2nd Phase)
Projected Final FY of Rebate:	2029

Dyersville Economic Development Commision

TIF Expenditure Amount:	0
Rebate Paid To:	Dyersville Economic Developement Commision
Tied To Debt:	Dyersville Industries (TOMY)
Tied To Project:	Dyersville Industries (TOMY)
Projected Final FY of Rebate:	2029

TEK Supply

TIF Expenditure Amount:	83,291
Rebate Paid To:	Farm Tek
Tied To Debt:	Engineering Services & Products Co. (Farmtek)
Tied To Project:	Engineering Services & Products
Projected Final FY of Rebate:	2027

KC Kramer LLC

TIF Expenditure Amount:	9,307
Rebate Paid To:	KC Kramer
Tied To Debt:	KC Kramer, LLC
Tied To Project:	KC Kramer, LLC
Projected Final FY of Rebate:	2020

Dyersville Industries (Dardis)

TIF Expenditure Amount:	39,124
Rebate Paid To:	Dyersville Industries (Dardis)
Tied To Debt:	Dyersville Industries (Dardis)
Tied To Project:	Dyersville Industries (Dardis)
Projected Final FY of Rebate:	2030

JEDA Polymers, LLC

TIF Expenditure Amount:	59,723
Rebate Paid To:	JEDA Polymers, LLC
Tied To Debt:	JEDA Polymers, LLC
Tied To Project:	JEDA Polymers, LLC
Projected Final FY of Rebate:	2026

Decker Concrete

TIF Expenditure Amount:	22,539
Rebate Paid To:	Decker Concrete
Tied To Debt:	Decker Concrete
Tied To Project:	Decker Concrete
Projected Final FY of Rebate:	2028

Dyersville Industries

TIF Expenditure Amount:	0
Rebate Paid To:	Dyersville Industries
Tied To Debt:	Dyersville Industries (TOMY)
Tied To Project:	Dyersville Industries (TOMY)
Projected Final FY of Rebate:	2029

Iowa DOT

TIF Expenditure Amount:	0
Rebate Paid To:	Iowa DOT
Tied To Debt:	DOT Rebate Agreement
Tied To Project:	DOT Rebate Agreement
Projected Final FY of Rebate:	2019

Hall of Fame Agreement

TIF Expenditure Amount:	20,203
Rebate Paid To:	Hall of Fame
Tied To Debt:	Hall of Fame
Tied To Project:	Hall of Fame Agreement
Projected Final FY of Rebate:	2033

Dyersville Industries (TOMY)

TIF Expenditure Amount:	125,000
Rebate Paid To:	Dyersville Industries (TOMY)
Tied To Debt:	Dyersville Industries (TOMY)
Tied To Project:	Dyersville Industries (TOMY)
Projected Final FY of Rebate:	2029

Alliance Insurance Mutual

TIF Expenditure Amount:	0
Rebate Paid To:	Alliance Insurance Mutual
Tied To Debt:	Alliance Insurance Mutual
Tied To Project:	Alliance Insurance Mutual
Projected Final FY of Rebate:	2023

Advanced Precast

TIF Expenditure Amount:	84,844
Rebate Paid To:	Advanced Precast
Tied To Debt:	Advanced Precast Co
Tied To Project:	Advanced Precast Co

Projected Final FY of Rebate: 2033

Willow Pear

TIF Expenditure Amount:	6,758
Rebate Paid To:	Willow Pear
Tied To Debt:	Willow Pear
Tied To Project:	Willow Pear
Projected Final FY of Rebate:	2025

Advanced Properties

TIF Expenditure Amount:	0
Rebate Paid To:	Advanced Properties
Tied To Debt:	Advanced Properties
Tied To Project:	Advanced Properties
Projected Final FY of Rebate:	2038

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TIF Taxing District Data Collection

Local Government Name:	DYERSVILLE (31G290)
Urban Renewal Area:	DYERSVILLE ECONOMIC DEVELOPMENT URBAN RENEWAL (28010)
TIF Taxing District Name:	DYERSVILLE CITY AG/W DUBUQUE SCH/TIF1/UR INCREMENT (ORIG)
TIF Taxing District Inc. Number:	280105
TIF Taxing District Base Year:	1989
FY TIF Revenue First Received:	1991
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	06/1990

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	11,400	0	0	0	0	0	11,400	0	11,400
Taxable	10,151	0	0	0	0	0	10,151	0	10,151
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	5,000	6,400	0	6,400	133

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	DYERSVILLE (31G290)
Urban Renewal Area:	DYERSVILLE ECONOMIC DEVELOPMENT URBAN RENEWAL (28010)
TIF Taxing District Name:	DYERSVILLE CITY/W DUBUQUE SCH/TIF2/UR INCREMENT (ORIG)
TIF Taxing District Inc. Number:	280118
TIF Taxing District Base Year:	1993
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	06/1990

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	20,377,400	10,046,400	4,408,400	0	-9,260	34,822,940	0	34,822,940
Taxable	0	11,030,325	9,041,760	3,967,560	0	-9,260	24,030,385	0	24,030,385
Homestead Credits									55

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	279,477	24,030,385	12,840,276	11,190,109	287,536

FY 2023 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name:	DYERSVILLE (31G290)
Urban Renewal Area:	DYERSVILLE ECONOMIC DEVELOPMENT URBAN RENEWAL (28010)
TIF Taxing District Name:	DYERSVILLE CITY AG/W DUBUQUE SCH/TIF 2/UR INCREMENT (ORIG)
TIF Taxing District Inc. Number:	280120
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	06/1990

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	76,400	0	0	0	0	0	76,400	0	76,400
Taxable	68,028	0	0	0	0	0	68,028	0	68,028
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	35,700	40,700	0	40,700	845

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	DYERSVILLE (31G290)
Urban Renewal Area:	DYERSVILLE ECONOMIC DEVELOPMENT URBAN RENEWAL (28010)
TIF Taxing District Name:	DYERSVILLE CITY/W DUBUQUE SCH/TIF1/UR INCREMENT (ORIG)
TIF Taxing District Inc. Number:	280140
TIF Taxing District Base Year:	1989
FY TIF Revenue First Received:	1991
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	06/1990

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	5,210,400	0	0	0	-7,408	5,202,992	0	5,202,992
Taxable	0	2,820,404	0	0	0	-7,408	2,812,996	0	2,812,996
Homestead Credits									21

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	14,400	2,812,996	1,503,082	1,309,914	33,659

FY 2023 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name:	DYERSVILLE (31G290)
Urban Renewal Area:	DYERSVILLE ECONOMIC DEVELOPMENT URBAN RENEWAL (28010)
TIF Taxing District Name:	DYERSVILLE CITY/W DUBUQUE SCH/TIF 3/UR INCREMENT (AMEND)
TIF Taxing District Inc. Number:	280184
TIF Taxing District Base Year:	2007
FY TIF Revenue First Received:	2009
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2008

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	600	11,703,800	6,918,100	0	0	18,622,500	0	18,622,500
Taxable	0	325	10,533,420	6,226,290	0	0	16,760,035	0	16,760,035
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	40,000	16,760,035	8,955,473	7,804,562	200,542

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	DYERSVILLE (31G290)
Urban Renewal Area:	DYERSVILLE ECONOMIC DEVELOPMENT URBAN RENEWAL (28010)
TIF Taxing District Name:	DYERSVILLE CITY AG/W DUBUQUE SCH/TIF 3/UR INCREMENT (AMEND)
TIF Taxing District Inc. Number:	280186
TIF Taxing District Base Year:	2007
FY TIF Revenue First Received:	2009
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2008

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	184,200	0	0	0	0	0	184,200	0	184,200
Taxable	164,013	0	0	0	0	0	164,013	0	164,013
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	130,200	54,000	0	54,000	1,122

FY 2023 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name:	DYERSVILLE (31G290)
Urban Renewal Area:	DYERSVILLE ECONOMIC DEVELOPMENT URBAN RENEWAL (28010)
TIF Taxing District Name:	DYERSVILLE CITY/W DUBUQUE SCH/TIF 4/UR INCREMENT (AMEND)
TIF Taxing District Inc. Number:	280188
TIF Taxing District Base Year:	2008
FY TIF Revenue First Received:	2011
Subject to a Statutory end date?	No

	UR Designation
Slum	No
Blighted	No
Economic Development	02/2008

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	32,864,400	0	0	32,864,400	0	32,864,400
Taxable	0	0	0	29,577,960	0	0	29,577,960	0	29,577,960
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	9,467,900	23,396,500	12,501,600	10,894,900	279,950

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	DYERSVILLE (31G290)
Urban Renewal Area:	DYERSVILLE ECONOMIC DEVELOPMENT URBAN RENEWAL (28010)
TIF Taxing District Name:	DYERSVILLE CITY AG/W DUBUQUE SCH/TIF4/UR INCREMENT (AMEND)
TIF Taxing District Inc. Number:	280190
TIF Taxing District Base Year:	2009
FY TIF Revenue First Received:	2011
Subject to a Statutory end date?	No

	UR Designation
Slum	No
Blighted	No
Economic Development	02/2008

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	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 2023	0	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	DYERSVILLE (31G290)
Urban Renewal Area:	DYERSVILLE ECONOMIC DEVELOPMENT URBAN RENEWAL (28010)
TIF Taxing District Name:	DYERSVILLE CITY/W DUBUQUE SCH/TIF 5/UR INCREMENT (AMEND)
TIF Taxing District Inc. Number:	280197
TIF Taxing District Base Year:	2011
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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,874,600	0	0	0	1,874,600	0	1,874,600
Taxable	0	0	1,687,140	0	0	0	1,687,140	0	1,687,140
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	86,600	1,687,140	901,498	785,642	20,187

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	DYERSVILLE (31G290)
Urban Renewal Area:	DYERSVILLE ECONOMIC DEVELOPMENT URBAN RENEWAL (28010)
TIF Taxing District Name:	DYERSVILLE CITY AG/W DUBUQUE SCH/TIF 5/UR INCREMENT (AMEND)
TIF Taxing District Inc. Number:	280199
TIF Taxing District Base Year:	2011
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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	6,100	0	0	0	0	0	6,100	0	6,100
Taxable	5,431	0	0	0	0	0	5,431	0	5,431
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	5,800	300	0	300	6

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	DYERSVILLE (31G290)										
Urban Renewal Area:	DYERSVILLE ECONOMIC DEVELOPMENT URBAN RENEWAL (28010)										
TIF Taxing District Name:	DYERSVILLE CITY/WESTERN DUBUQUE SCH/TIF 6/INCREMENT										
TIF Taxing District Inc. Number:	280212										
TIF Taxing District Base Year:	2019										
FY TIF Revenue First Received:											
Subject to a Statutory end date?	No										
		<table><tr><th colspan="2">UR Designation</th></tr><tr><td>Slum</td><td>No</td></tr><tr><td>Blighted</td><td>No</td></tr><tr><td>Economic Development</td><td>No</td></tr></table>		UR Designation		Slum	No	Blighted	No	Economic Development	No
UR Designation											
Slum	No										
Blighted	No										
Economic Development	No										

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	382,500	0	0	0	382,500	0	382,500
Taxable	0	0	344,250	0	0	0	344,250	0	344,250
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	82,900	299,600	160,087	139,513	3,585

FY 2023 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: DYERSVILLE (31G290)
 Urban Renewal Area: DYERSVILLE URBAN RENEWAL
 UR Area Number: 31032

UR Area Creation Date: 07/2004

UR Area Purpose: Creation of financial incentives necessary to attract and retain industries and business to the community; expansion of the existing property tax base of the community; and, creation and retention of permanent employment opportunities for local residents.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
DYERSVILLE CITY/WESTERN DBQ SCH/UR 8 INCREM	310086	310085	5,600,237
DYERSVILLE CITY/WESTERN DBQ SCH/UR 9 INCREM	310088	310087	8,152,946
DYERSVILLE CITY/WESTERN DBQ SCH/UR 10 INCREM	310090	310089	0
DYERSVILLE CITY/WESTERN DBQ SCH/UR 14 INCREM	310099	310098	3,943,828
DYERSVILLE CITY/WESTERN DBQ SCH/UR 21 INCREM	310132	310115	11,468,929
DODGE TWP/WESTERN DBQ SCH/DYERS FIRE/DYERS UR 21 INCREM	310140	310117	0
DYERSVILLE CITY AG/WESTERN DBQ SCH/UR 21 INCREM	310154	310143	0
DYERSVILLE CITY AG/WESTERN DBQ SCH/UR 10 INCREM	310131	310151	0
DYERSVILLE CITY/WESTERN DBQ SCH/UR45 INCREMENT	310269	310270	0
DYERSVILLE CITY/WESTERN DBQ SCH/UR 59 INCREMENT	310341	310342	0
DYERSVILLE CITY/WESTERN DBQ SCH/UR 92 INCREMENT	310469	310470	0
DYERSVILLE CITY AG/WESTERN DBQ SCH/UR 92 INCREMENT	310471	310472	0
DYERSVILLE CITY/WESTERN DBQ SCH/UR 94 INCREMENT	310481	310482	0
DYERSVILLE CITY/WESTERN DBQ SCH/UR 95 INCREMENT	310483	310484	0
DYERSVILLE CITY/WESTERN DBQ SCH/UR 111 INCREMENT	310527	310528	0
DYERSVILLE CITY/WESTERN DBQ SCH/UR 115 INCREMENT	310535	310536	0
DYERSVILLE CITY/WESTERN DBQ SCH/UR 130 INCREMENT	310597	310598	0
DYERSVILLE CITY/WESTERN DBQ SCH/UR 136 (2019) INCREMENT	310611	310612	0

Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	33,722,760	3,623,716	14,611,283	0	-24,076	52,284,377	0	52,284,377
Taxable	0	18,254,195	3,261,344	13,150,155	0	-24,076	34,865,186	0	34,865,186
Homestead Credits									83

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: **391,227** **0** **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 695,812
 Asset Sales & Loan Repayments: 0
Total Revenue: 695,812

Rebate Expenditures: 81,625
 Non-Rebate Expenditures: 319,311
 Returned to County Treasurer: 0
Total Expenditures: 400,936

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: **686,103** **0** **Amount of 06-30-2023 Cash Balance Restricted for LMI**

Projects For DYERSVILLE URBAN RENEWAL

Bell Properties, LLC

Description:	TIF Rebate for Expansion of Building and Property
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Dyersville Industries (Nu-World)

Description:	TIF Rebate for Expansion of Building and Property
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Nauman Masonry, Inc.

Description:	TIF Rebate for Expansion of Building and Property
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Go the Distance Baseball, Inc.

Description:	TIF Rebate for Expansion of Building, Property, Preserve Field of Dreams Tourism Site and Rebate on Public Utilities.
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	No
Payments Complete:	No

Physical Therapy Solutions

Description:	TIF Rebate for Expansion of Building and Property
Classification:	Commercial-Medical
Physically Complete:	Yes
Payments Complete:	No

Hermesen Construction, LLC

Description:	TIF Rebate for Expansion of Building and Property
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Konzen Cabinetry & More, LLC

Description:	TIF Rebate for Expansion of Building and Property
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Speer Financial

Description:	TIF Study
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Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Koelker Plastics (Sanitary Sewer extension)

Description:	Economic Development Grant
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

2018 GO Bonds

Description:	2018 GO Bonds
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

Briley

Description:	TIF Rebate for Briley
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

Archiprop

Description:	TIF Rebate for Archiprop
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

DEDC Brewery

Description:	TIF Rebate for Brewery
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

Rose Garden

Description:	Rose Garden
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

2019 GO Bonds

Description:	2019 GO Bonds
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

Deutmeyer Auto

Description:	Deutmeyer Auto
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

Moody's

Description:	TIF Study
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

Elite Dental

Description:	Elite Dental
Classification:	Commercial-Medical
Physically Complete:	Yes
Payments Complete:	No

WK Dyersville, LLC

Description:	TIF Rebate for WK Dyersville, LLC
Classification:	Commercial-Medical
Physically Complete:	No
Payments Complete:	No

Go the Distance Baseball, LLC

Description:	TIF Rebate for Go the Distance Baseball Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	No
Payments Complete:	No

JCDUB, LLC

Description:	TIF Rebate for JCDUB, LLC
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

Hacnkey-Ehrisman

Description:	TIF Rebate for Hacnkey-Ehrisman
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

This is Heaven, LLC

Description:	TIF Rebate for This is Heaven, LLC Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	No
Payments Complete:	No

2021A GO Bonds

Description:	2021A GO Bonds
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For DYERSVILLE URBAN RENEWAL

Dyersville Industries (Nu-World)

Debt/Obligation Type:	Rebates
Principal:	188,445
Interest:	0
Total:	188,445
Annual Appropriation?:	No
Date Incurred:	05/05/2008
FY of Last Payment:	2030

Nauman Masonry, Inc.

Debt/Obligation Type:	Rebates
Principal:	1,371
Interest:	0
Total:	1,371
Annual Appropriation?:	No
Date Incurred:	09/07/2010
FY of Last Payment:	2022

Go the Distance Baseball, Inc.

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	10/15/2012
FY of Last Payment:	2031

Physical Therapy Solutions

Debt/Obligation Type:	Rebates
Principal:	60,493
Interest:	0
Total:	60,493
Annual Appropriation?:	Yes
Date Incurred:	12/30/2013
FY of Last Payment:	2025

Hermesen Construction, LLC

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	02/02/2015
FY of Last Payment:	2026

Konzen Cabinetry & More, LLC

Debt/Obligation Type:	Rebates
Principal:	6,000
Interest:	0

Total:	6,000
Annual Appropriation?:	Yes
Date Incurred:	02/02/2015
FY of Last Payment:	2026

Duetmeyer Auto

Debt/Obligation Type:	Rebates
Principal:	10,000
Interest:	0
Total:	10,000
Annual Appropriation?:	Yes
Date Incurred:	10/01/2016
FY of Last Payment:	2024

Koelker Plastics

Debt/Obligation Type:	Rebates
Principal:	54,432
Interest:	0
Total:	54,432
Annual Appropriation?:	Yes
Date Incurred:	08/01/2017
FY of Last Payment:	2026

Theisen's

Debt/Obligation Type:	Rebates
Principal:	171,428
Interest:	0
Total:	171,428
Annual Appropriation?:	Yes
Date Incurred:	05/01/2017
FY of Last Payment:	2026

Speer Financial

Debt/Obligation Type:	Rebates
Principal:	14,129
Interest:	0
Total:	14,129
Annual Appropriation?:	Yes
Date Incurred:	06/30/2017
FY of Last Payment:	2017

2018 GO Refunding

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,131,470
Interest:	0
Total:	1,131,470
Annual Appropriation?:	No
Date Incurred:	07/01/2017
FY of Last Payment:	2027

Koelker Plastics Grant

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0

Annual Appropriation?:	Yes
Date Incurred:	07/01/2017
FY of Last Payment:	2018

Rose Garden Properties

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	03/01/2018
FY of Last Payment:	2030

Elite Dental

Debt/Obligation Type:	Rebates
Principal:	33,383
Interest:	0
Total:	33,383
Annual Appropriation?:	Yes
Date Incurred:	06/01/2018
FY of Last Payment:	2025

2019 GO Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	382,325
Interest:	0
Total:	382,325
Annual Appropriation?:	No
Date Incurred:	06/30/2019
FY of Last Payment:	2036

Briley

Debt/Obligation Type:	Rebates
Principal:	42,000
Interest:	0
Total:	42,000
Annual Appropriation?:	Yes
Date Incurred:	07/01/2018
FY of Last Payment:	2026

Archiprop

Debt/Obligation Type:	Rebates
Principal:	2,600,000
Interest:	0
Total:	2,600,000
Annual Appropriation?:	Yes
Date Incurred:	07/01/2018
FY of Last Payment:	2036

DEDC Brewery

Debt/Obligation Type:	Rebates
Principal:	172,344
Interest:	0
Total:	172,344
Annual Appropriation?:	Yes

Date Incurred:	07/01/2018
FY of Last Payment:	2033

Moody's

Debt/Obligation Type:	Other Debt
Principal:	14,500
Interest:	0
Total:	14,500
Annual Appropriation?:	No
Date Incurred:	07/01/2019
FY of Last Payment:	2020

WK Dyersville, LLC

Debt/Obligation Type:	Rebates
Principal:	109,998
Interest:	0
Total:	109,998
Annual Appropriation?:	Yes
Date Incurred:	07/01/2021
FY of Last Payment:	2030

Go the Distance Baseball, LLC

Debt/Obligation Type:	Rebates
Principal:	9,500,000
Interest:	0
Total:	9,500,000
Annual Appropriation?:	Yes
Date Incurred:	07/01/2021
FY of Last Payment:	2036

JCDUB, LLC

Debt/Obligation Type:	Rebates
Principal:	18,417
Interest:	0
Total:	18,417
Annual Appropriation?:	Yes
Date Incurred:	07/01/2021
FY of Last Payment:	2026

Hacnkey-Ehrisman

Debt/Obligation Type:	Rebates
Principal:	10,000
Interest:	0
Total:	10,000
Annual Appropriation?:	Yes
Date Incurred:	07/01/2021
FY of Last Payment:	2025

This is Heaven, LLC

Debt/Obligation Type:	Rebates
Principal:	3,199,992
Interest:	0
Total:	3,199,992
Annual Appropriation?:	Yes
Date Incurred:	07/01/2021

FY of Last Payment: 2036

2021A GO Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	692,830
Interest:	0
Total:	692,830
Annual Appropriation?:	No
Date Incurred:	07/01/2021
FY of Last Payment:	2037

2023 GO Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,443,409
Interest:	0
Total:	1,443,409
Annual Appropriation?:	No
Date Incurred:	07/01/2023
FY of Last Payment:	2038

Non-Rebates For DYERSVILLE URBAN RENEWAL

TIF Expenditure Amount:	227,538
Tied To Debt:	2018 GO Refunding
Tied To Project:	2018 GO Bonds

TIF Expenditure Amount:	47,569
Tied To Debt:	2019 GO Bonds
Tied To Project:	2019 GO Bonds

TIF Expenditure Amount:	44,204
Tied To Debt:	2021A GO Bonds
Tied To Project:	2021A GO Bonds

Rebates For DYERSVILLE URBAN RENEWAL

DEDC-NuWorld (Res 25-08)

TIF Expenditure Amount:	14,579
Rebate Paid To:	Dyersville Industries
Tied To Debt:	Dyersville Industries (Nu-World)
Tied To Project:	Dyersville Industries (Nu-World)
Projected Final FY of Rebate:	2030

Nauman (Res 64-10)

TIF Expenditure Amount:	1,371
Rebate Paid To:	Nauman Masonry
Tied To Debt:	Nauman Masonry, Inc.
Tied To Project:	Nauman Masonry, Inc.
Projected Final FY of Rebate:	2022

Bell Properties

TIF Expenditure Amount:	0
Rebate Paid To:	Bell Properties
Tied To Debt:	Dyersville Industries (Nu-World)
Tied To Project:	Bell Properties, LLC
Projected Final FY of Rebate:	2019

Physical Therapy Solutions

TIF Expenditure Amount:	12,493
Rebate Paid To:	Physical Therapy Solutions
Tied To Debt:	Physical Therapy Solutions
Tied To Project:	Physical Therapy Solutions
Projected Final FY of Rebate:	2026

Hermesen Construction, LLC

TIF Expenditure Amount:	0
Rebate Paid To:	Hermesen Construction, LLC
Tied To Debt:	Hermesen Construction, LLC
Tied To Project:	Hermesen Construction, LLC
Projected Final FY of Rebate:	2026

Speer Financial

TIF Expenditure Amount:	14,129
Rebate Paid To:	Speer Financial
Tied To Debt:	Speer Financial
Tied To Project:	Speer Financial
Projected Final FY of Rebate:	2023

Koelker Plastics (Grant Agmt)

TIF Expenditure Amount:	11,575
Rebate Paid To:	Koelker
Tied To Debt:	Koelker Plastics
Tied To Project:	Koelker Plastics (Sanitary Sewer extension)

Projected Final FY of Rebate: 2018

Rose Garden

TIF Expenditure Amount:	0
Rebate Paid To:	Rose Garden
Tied To Debt:	Rose Garden Properties
Tied To Project:	Rose Garden
Projected Final FY of Rebate:	2030

Duetmeyer Auto

TIF Expenditure Amount:	0
Rebate Paid To:	Duetmeyer Auto
Tied To Debt:	Duetmeyer Auto
Tied To Project:	Archiprop
Projected Final FY of Rebate:	2024

Moody's

TIF Expenditure Amount:	14,500
Rebate Paid To:	Moody's
Tied To Debt:	Moody's
Tied To Project:	Moody's
Projected Final FY of Rebate:	2023

Elite Dental

TIF Expenditure Amount:	5,383
Rebate Paid To:	Elite Dental
Tied To Debt:	Elite Dental
Tied To Project:	Elite Dental
Projected Final FY of Rebate:	2025

DEDC Brewery

TIF Expenditure Amount:	5,678
Rebate Paid To:	DEDC Brewery
Tied To Debt:	DEDC Brewery
Tied To Project:	DEDC Brewery
Projected Final FY of Rebate:	2030

JCDUB, LLC

TIF Expenditure Amount:	1,917
Rebate Paid To:	JCDUB, LLC
Tied To Debt:	JCDUB, LLC
Tied To Project:	JCDUB, LLC
Projected Final FY of Rebate:	2026

◆ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

AURR shows TIF revenues are under stated by \$2,549 from AFR. AURR shows Rebate payment overstated and Bond understated from AFR of \$10,598. AURR is correct due to a classification error on both issues. Auditor will correct AFR next year.

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2023

0

◆ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

TIF Taxing District Data Collection

Local Government Name:	DYERSVILLE (31G290)
Urban Renewal Area:	DYERSVILLE URBAN RENEWAL (31032)
TIF Taxing District Name:	DYERSVILLE CITY/WESTERN DBQ SCH/UR 8 INCREM
TIF Taxing District Inc. Number:	310085
TIF Taxing District Base Year:	1989
FY TIF Revenue First Received:	1991
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	06/1990

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	4,653,790	1,039,820	2,141,420	0	-5,556	8,180,168	0	8,180,168
Taxable	0	2,519,109	935,838	1,927,278	0	-5,556	5,600,237	0	5,600,237
Homestead Credits									20

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	544,093	5,600,237	5,600,237	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	DYERSVILLE (31G290)
Urban Renewal Area:	DYERSVILLE URBAN RENEWAL (31032)
TIF Taxing District Name:	DYERSVILLE CITY/WESTERN DBQ SCH/UR 9 INCREM
TIF Taxing District Inc. Number:	310087
TIF Taxing District Base Year:	1989
FY TIF Revenue First Received:	1991
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	06/1990

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,699,696	8,991,200	0	0	10,690,896	0	10,690,896
Taxable	0	0	1,529,726	8,092,080	0	0	9,621,806	0	9,621,806
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	2,537,950	8,152,946	8,152,946	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	DYERSVILLE (31G290)
Urban Renewal Area:	DYERSVILLE URBAN RENEWAL (31032)
TIF Taxing District Name:	DYERSVILLE CITY/WESTERN DBQ SCH/UR 10 INCREM
TIF Taxing District Inc. Number:	310089
TIF Taxing District Base Year:	1997
FY TIF Revenue First Received:	1998
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	03/1998

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	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 2023	231,583	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	DYERSVILLE (31G290)
Urban Renewal Area:	DYERSVILLE URBAN RENEWAL (31032)
TIF Taxing District Name:	DYERSVILLE CITY/WESTERN DBQ SCH/UR 14 INCREM
TIF Taxing District Inc. Number:	310098
TIF Taxing District Base Year:	1989
FY TIF Revenue First Received:	1991
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	01/1991

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	31,870	884,200	3,478,663	0	0	4,394,733	0	4,394,733
Taxable	0	17,251	795,780	3,130,797	0	0	3,943,828	0	3,943,828
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	10,107	3,943,828	3,943,828	0	0

FY 2023 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

TIF Taxing District Data Collection

Local Government Name:	DYERSVILLE (31G290)
Urban Renewal Area:	DYERSVILLE URBAN RENEWAL (31032)
TIF Taxing District Name:	DYERSVILLE CITY/WESTERN DBQ SCH/UR 21 INCREM
TIF Taxing District Inc. Number:	310115
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	04/1994

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	29,037,100	0	0	0	-18,520	29,018,580	0	29,018,580
Taxable	0	15,717,835	0	0	0	-18,520	15,699,315	0	15,699,315
Homestead Credits									63

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	1,316,412	15,699,315	11,468,929	4,230,386	100,893

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	DYERSVILLE (31G290)
Urban Renewal Area:	DYERSVILLE URBAN RENEWAL (31032)
TIF Taxing District Name:	DODGE TWP/WESTERN DBQ SCH/DYERS FIRE/DYERS UR 21 INCREM
TIF Taxing District Inc. Number:	310117
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	04/1994

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	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 2023	1,231	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	DYERSVILLE (31G290)
Urban Renewal Area:	DYERSVILLE URBAN RENEWAL (31032)
TIF Taxing District Name:	DYERSVILLE CITY AG/WESTERN DBQ SCH/UR 21 INCREM
TIF Taxing District Inc. Number:	310143
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	04/1994

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	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 2023	40,627	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	DYERSVILLE (31G290)
Urban Renewal Area:	DYERSVILLE URBAN RENEWAL (31032)
TIF Taxing District Name:	DYERSVILLE CITY AG/WESTERN DBQ SCH/UR 10 INCREM
TIF Taxing District Inc. Number:	310151
TIF Taxing District Base Year:	1997
FY TIF Revenue First Received:	1999
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	03/1998

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	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 2023	65,371	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	DYERSVILLE (31G290)
Urban Renewal Area:	DYERSVILLE URBAN RENEWAL (31032)
TIF Taxing District Name:	DYERSVILLE CITY/WESTERN DBQ SCH/UR45 INCREMENT
TIF Taxing District Inc. Number:	310270
TIF Taxing District Base Year:	2003
FY TIF Revenue First Received:	2005
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	07/2004

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	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 2023	4,100,000	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	DYERSVILLE (31G290)
Urban Renewal Area:	DYERSVILLE URBAN RENEWAL (31032)
TIF Taxing District Name:	DYERSVILLE CITY/WESTERN DBQ SCH/UR 59 INCREMENT
TIF Taxing District Inc. Number:	310342
TIF Taxing District Base Year:	2007
FY TIF Revenue First Received:	2009
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2008

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	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 2023	0	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: DYERSVILLE (31G290)
 Urban Renewal Area: DYERSVILLE URBAN RENEWAL (31032)
 TIF Taxing District Name: DYERSVILLE CITY/WESTERN DBQ SCH/UR 92 INCREMENT
 TIF Taxing District Inc. Number: 310470
 TIF Taxing District Base Year: 2011
 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 - 1/1/2021 for FY 2023

	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 2023	0	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: DYERSVILLE (31G290)
 Urban Renewal Area: DYERSVILLE URBAN RENEWAL (31032)
 TIF Taxing District Name: DYERSVILLE CITY AG/WESTERN DBQ SCH/UR 92 INCREMENT
 TIF Taxing District Inc. Number: 310472
 TIF Taxing District Base Year: 2011
 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 - 1/1/2021 for FY 2023

	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 2023	580,036	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: DYERSVILLE (31G290)
 Urban Renewal Area: DYERSVILLE URBAN RENEWAL (31032)
 TIF Taxing District Name: DYERSVILLE CITY/WESTERN DBQ SCH/UR 94 INCREMENT
 TIF Taxing District Inc. Number: 310482
 TIF Taxing District Base Year: 2013
 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 - 1/1/2021 for FY 2023

	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 2023	0	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: DYERSVILLE (31G290)
 Urban Renewal Area: DYERSVILLE URBAN RENEWAL (31032)
 TIF Taxing District Name: DYERSVILLE CITY/WESTERN DBQ SCH/UR 95 INCREMENT
 TIF Taxing District Inc. Number: 310484
 TIF Taxing District Base Year: 2013
 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 - 1/1/2021 for FY 2023

	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 2023	6,943	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: DYERSVILLE (31G290)
 Urban Renewal Area: DYERSVILLE URBAN RENEWAL (31032)
 TIF Taxing District Name: DYERSVILLE CITY/WESTERN DBQ SCH/UR 111 INCREMENT
 TIF Taxing District Inc. Number: 310528
 TIF Taxing District Base Year: 2015
 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 - 1/1/2021 for FY 2023

	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 2023	26,096	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: DYERSVILLE (31G290)
 Urban Renewal Area: DYERSVILLE URBAN RENEWAL (31032)
 TIF Taxing District Name: DYERSVILLE CITY/WESTERN DBQ SCH/UR 115 INCREMENT
 TIF Taxing District Inc. Number: 310536
 TIF Taxing District Base Year: 2015
 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 - 1/1/2021 for FY 2023

	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 2023	1,354,260	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: DYERSVILLE (31G290)
 Urban Renewal Area: DYERSVILLE URBAN RENEWAL (31032)
 TIF Taxing District Name: DYERSVILLE CITY/WESTERN DBQ SCH/UR 130 INCREMENT
 TIF Taxing District Inc. Number: 310598
 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 - 1/1/2021 for FY 2023

	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 2023	187,030	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: DYERSVILLE (31G290)
 Urban Renewal Area: DYERSVILLE URBAN RENEWAL (31032)
 TIF Taxing District Name: DYERSVILLE CITY/WESTERN DBQ SCH/UR 136 (2019) INCREMENT
 TIF Taxing District Inc. Number: 310612
 TIF Taxing District Base Year: 2018
 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 - 1/1/2021 for FY 2023

	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 2023	575,080	0	0	0	0

FY 2023 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Urban Renewal Area Data Collection

Local Government Name: DYERSVILLE (31G290)
 Urban Renewal Area: DYERSVILLE CITY CASTING CORNERS
 UR Area Number: 31055

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
DYERSVILLE CITY/WESTERN DBQ SCH/UR 128 INCREMENT	310593	310594	2,028,353

Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	4,664,117	0	4,664,117
Taxable	0	0	0	0	0	0	2,973,375	0	2,973,375
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: **23,457** **0** **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims 48,376
 Asset Sales & Loan Repayments: 0
Total Revenue: 48,376

Rebate Expenditures: 35,340
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 35,340

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: **36,493** **0** **Amount of 06-30-2023 Cash Balance Restricted for LMI**

Projects For DYERSVILLE CITY CASTING CORNERS

Rose Garden Properties

Description:	Rose Garden Properties
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For DYERSVILLE CITY CASTING CORNERS

Rose Garden Properties

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	07/01/2021
FY of Last Payment:	2030

Rebates For DYERSVILLE CITY CASTING CORNERS

Rose Garden Properties

TIF Expenditure Amount:	35,340
Rebate Paid To:	Rose Garden
Tied To Debt:	Rose Garden Properties
Tied To Project:	Rose Garden Properties
Projected Final FY of Rebate:	2030

TIF Taxing District Data Collection

Local Government Name:	DYERSVILLE (31G290)
Urban Renewal Area:	DYERSVILLE CITY CASTING CORNERS (31055)
TIF Taxing District Name:	DYERSVILLE CITY/WESTERN DBQ SCH/UR 128 INCREMENT
TIF Taxing District Inc. Number:	310594
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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	4,664,117	0	4,664,117
Taxable	0	0	0	0	0	0	2,973,375	0	2,973,375
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	22,530	2,973,375	2,028,353	945,022	22,538

FY 2023 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Urban Renewal Area Data Collection

Local Government Name: DYERSVILLE (31G290)
 Urban Renewal Area: DYERSVILLE CITY DOWNTOWN URBAN RENEWAL
 UR Area Number: 31056

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
DYERSVILLE CITY/WESTERN DBQ SCH/UR 143 INCREMENT	310639	310640	0

Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	796,700	5,362,054	0	0	0	6,877,912	0	6,877,912
Taxable	0	431,253	4,825,849	0	0	0	5,715,572	0	5,715,572
Homestead Credits									3

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: 0 0 **Amount of 07-01-2022 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: 100,000
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 100,000

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: -100,000 0 **Amount of 06-30-2023 Cash Balance Restricted for LMI**

Projects For DYERSVILLE CITY DOWNTOWN URBAN RENEWAL

GT Development

Description:	Renovation of existing building
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For DYERSVILLE CITY DOWNTOWN URBAN RENEWAL

GT Development LLC

Debt/Obligation Type:	Rebates
Principal:	100,000
Interest:	0
Total:	100,000
Annual Appropriation?:	Yes
Date Incurred:	07/01/2023
FY of Last Payment:	2023

Rebates For DYERSVILLE CITY DOWNTOWN URBAN RENEWAL

GT Development LLC

TIF Expenditure Amount:	100,000
Rebate Paid To:	GT Development
Tied To Debt:	GT Development LLC
Tied To Project:	GT Development
Projected Final FY of Rebate:	2023

TIF Taxing District Data Collection

Local Government Name:	DYERSVILLE (31G290)
Urban Renewal Area:	DYERSVILLE CITY DOWNTOWN URBAN RENEWAL (31056)
TIF Taxing District Name:	DYERSVILLE CITY/WESTERN DBQ SCH/UR 143 INCREMENT
TIF Taxing District Inc. Number:	310640
TIF Taxing District Base Year:	2019
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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	796,700	5,362,054	0	0	0	6,877,912	0	6,877,912
Taxable	0	431,253	4,825,849	0	0	0	5,715,572	0	5,715,572
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	6,878,018	0	0	0	0

FY 2023 TIF Revenue Received: 0