

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: OELWEIN
Local Government Number: 33G316

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
OELWEIN #2 URBAN RENEWAL	33004	11
OELWEIN JAMES DEVELOPMENT URBAN RENEWAL	33009	1
OELWEIN CENTRAL URBAN RENEWAL	33012	2

TIF Debt Outstanding: 8,941,933

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 509,854 0 Amount of 07-01-2024 Cash Balance Restricted for LMI

TIF Revenue: 1,008,067
TIF Sp. Revenue Fund Interest: 30,456
Property Tax Replacement Claims 0
Asset Sales & Loan Repayments: 0
Total Revenue: 1,038,523

Rebate Expenditures: 158,783
Non-Rebate Expenditures: 668,030
Returned to County Treasurer: 0
Total Expenditures: 826,813

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 721,564 0 Amount of 06-30-2025 Cash Balance Restricted for LMI

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 7,393,556

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Urban Renewal Area Data Collection

Local Government Name: OELWEIN (33G316)
 Urban Renewal Area: OELWEIN #2 URBAN RENEWAL
 UR Area Number: 33004

UR Area Creation Date: 11/1991

UR Area Purpose: see attached plan

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
OELWEIN CITY/OELWEIN SCH/OELWEIN UR2 TIF INCREM	330108	330109	0
OELWEIN CITY AG/OELWEIN SCH/OELWEIN UR2 TIF INCREM	330110	330111	0
JEFFERSON TWP/OELWEIN SCH/OELWEIN UR2 TIF INCREM	330112	330113	0
OELWEIN CITY/OELWEIN SCH/CITY LAUNDERING/OELWEIN UR2 TIF INCREM.	330193	330194	0
OELWEIN CITY/OELWEIN SCH/ICE MANUFACTURING/OELWEIN UR2 TIF INCREM.	330195	330196	463,572
OELWEIN CITY/OELWEIN SCH/FORSYTH/OELWEIN UR2 TIF INCREM.	330197	330198	1,378,618
OELWEIN CITY/OELWEIN SCH/DEAN'S HONDA/OELWEIN UR2 TIF INCREM.	330221	330222	0
OELWEIN CITY/OELWEIN SCH/EAST PENN/OELWEIN UR2 TIF INCREM.	330227	330228	20,264,163
OELWEIN CITY/OELWEIN SCH/BOULDERS INN/OELWEIN UR2 TIF INCREM	330231	330232	852,960
OELWEIN CITY/OELWEIN SCH/HYVEE/OELWEIN UR2 TIF INCREM.	330241	330242	297,954
OELWEIN CITY/OELWEIN SCH/BR DEVELOPMENT/OELWEIN UR2 TIF INCREM.	330249	330250	1,676,043

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	159,300	1,839,828	12,320,412	28,948,740	0	-8,000	43,260,280	0	43,260,280
Taxable	114,437	852,630	9,513,275	25,546,686	0	-8,000	36,009,278	0	36,009,278
Homestead Credits									8

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **409,595** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	847,915
TIF Sp. Revenue Fund Interest:	30,456
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	878,371

Rebate Expenditures:	158,783
Non-Rebate Expenditures:	593,030
Returned to County Treasurer:	0
Total Expenditures:	751,813

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **536,153** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For OELWEIN #2 URBAN RENEWAL

Forsyth Management Co., LLC

Description:	New building
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

East Penn Manufacturing

Description:	Land Aquisition/New Building
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Boulders Inn

Description:	New building
Classification:	Commercial - hotels and conference centers
Physically Complete:	Yes
Payments Complete:	No

ICE Manufacturing

Description:	Addition to building
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

HyVee Dollar Fresh

Description:	Remodel bldg and add pumps outside
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

BR Development Kwik Star

Description:	New building, pumps, and car wash
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For OELWEIN #2 URBAN RENEWAL

Forsyth Management Co 1-10 yrs LLC

Debt/Obligation Type:	Rebates
Principal:	224,752
Interest:	0
Total:	224,752
Annual Appropriation?:	Yes
Date Incurred:	06/27/2011
FY of Last Payment:	2024

East Penn Manufacturing Co

Debt/Obligation Type:	Rebates
Principal:	3,340,000
Interest:	0
Total:	3,340,000
Annual Appropriation?:	Yes
Date Incurred:	10/26/2015
FY of Last Payment:	2039

2016A GO Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,090,000
Interest:	207,200
Total:	2,297,200
Annual Appropriation?:	Yes
Date Incurred:	01/25/2016
FY of Last Payment:	2028

2016B GO Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	240,000
Interest:	18,210
Total:	258,210
Annual Appropriation?:	No
Date Incurred:	09/22/2016
FY of Last Payment:	2029

Boulders Inn

Debt/Obligation Type:	Rebates
Principal:	242,687
Interest:	0
Total:	242,687
Annual Appropriation?:	Yes
Date Incurred:	05/30/2017
FY of Last Payment:	2030

Water Fund Loan 11-14-16

Debt/Obligation Type:	Internal Loans
Principal:	183,568
Interest:	0
Total:	183,568
Annual Appropriation?:	No
Date Incurred:	12/01/2016
FY of Last Payment:	2030

Water Fund Loan 10-9-17

Debt/Obligation Type:	Internal Loans
Principal:	199,202
Interest:	0
Total:	199,202
Annual Appropriation?:	No
Date Incurred:	12/01/2018
FY of Last Payment:	2030

Water Fund Loan 11-26-18

Debt/Obligation Type:	Internal Loans
Principal:	207,527
Interest:	0
Total:	207,527
Annual Appropriation?:	No
Date Incurred:	11/26/2018
FY of Last Payment:	2030

Forsyth Management Co 11-20 yrs

Debt/Obligation Type:	Rebates
Principal:	750,000
Interest:	0
Total:	750,000
Annual Appropriation?:	Yes
Date Incurred:	01/26/2016
FY of Last Payment:	2033

ICE Manufacturing

Debt/Obligation Type:	Rebates
Principal:	86,060
Interest:	0
Total:	86,060
Annual Appropriation?:	Yes
Date Incurred:	12/14/2020
FY of Last Payment:	2033

HyVee Dollar Fresh

Debt/Obligation Type:	Rebates
Principal:	384,725
Interest:	0
Total:	384,725
Annual Appropriation?:	Yes
Date Incurred:	10/12/2020
FY of Last Payment:	2034

B R Development Kwik Star

Debt/Obligation Type:	Rebates
Principal:	293,002
Interest:	0
Total:	293,002
Annual Appropriation?:	Yes
Date Incurred:	05/11/2020
FY of Last Payment:	2034

Non-Rebates For OELWEIN #2 URBAN RENEWAL

TIF Expenditure Amount:	548,240
Tied To Debt:	2016A GO Bond
Tied To Project:	East Penn Manufacturing
TIF Expenditure Amount:	44,790
Tied To Debt:	2016B GO Bond
Tied To Project:	East Penn Manufacturing

Rebates For OELWEIN #2 URBAN RENEWAL

1007 Industrial Park Dr.

TIF Expenditure Amount:	46,882
Rebate Paid To:	Forsythe Management Co.
Tied To Debt:	Forsyth Management Co 1-10 yrs LLC
Tied To Project:	Forsyth Management Co., LLC
Projected Final FY of Rebate:	2024

421 Rock Island Rd

TIF Expenditure Amount:	29,006
Rebate Paid To:	Boulders Inn
Tied To Debt:	Boulders Inn
Tied To Project:	Boulders Inn
Projected Final FY of Rebate:	2029

1001 Industrial Park Dr

TIF Expenditure Amount:	15,764
Rebate Paid To:	Ice Manufacturing
Tied To Debt:	ICE Manufacturing
Tied To Project:	ICE Manufacturing
Projected Final FY of Rebate:	2032

1345 S Frederick St

TIF Expenditure Amount:	10,133
Rebate Paid To:	HyVee Dollar Fresh
Tied To Debt:	HyVee Dollar Fresh
Tied To Project:	HyVee Dollar Fresh
Projected Final FY of Rebate:	2034

1350 Industrial Park Dr

TIF Expenditure Amount:	56,998
Rebate Paid To:	BR Development LLC Kwik Star
Tied To Debt:	B R Development Kwik Star
Tied To Project:	BR Development Kwik Star
Projected Final FY of Rebate:	2034

Jobs For OELWEIN #2 URBAN RENEWAL

Project:	East Penn Manufacturing
Company Name:	East Penn Manufacturing
Date Agreement Began:	05/17/2017
Date Agreement Ends:	06/30/2039
Number of Jobs Created or Retained:	350
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	65,000,000
Total Estimated Cost of Public Infrastructure:	4,500,000

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TIF Taxing District Data Collection

Local Government Name: OELWEIN (33G316)
 Urban Renewal Area: OELWEIN #2 URBAN RENEWAL (33004)
 TIF Taxing District Name: OELWEIN CITY/OELWEIN SCH/OELWEIN UR2 TIF INCREM
 TIF Taxing District Inc. Number: 330109
 TIF Taxing District Base Year: 1990
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,189,318	5,660,012	3,596,940	0	-8,000	10,438,270	0	10,438,270
Taxable	0	551,165	4,007,574	2,926,525	0	-8,000	7,470,764	0	7,470,764
Homestead Credits									6

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	3,236,566	7,209,704	0	7,209,704	245,183

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: OELWEIN (33G316)
 Urban Renewal Area: OELWEIN #2 URBAN RENEWAL (33004)
 TIF Taxing District Name: OELWEIN CITY AG/OELWEIN SCH/OELWEIN UR2 TIF INCREM
 TIF Taxing District Inc. Number: 330111
 TIF Taxing District Base Year: 1990
 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	159,300	0	0	0	0	0	159,300	0	159,300
Taxable	114,437	0	0	0	0	0	114,437	0	114,437
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	107,854	51,446	0	51,446	1,045

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: OELWEIN (33G316)
 Urban Renewal Area: OELWEIN #2 URBAN RENEWAL (33004)
 TIF Taxing District Name: JEFFERSON TWP/OELWEIN SCH/OELWEIN UR2 TIF INCREM
 TIF Taxing District Inc. Number: 330113
 TIF Taxing District Base Year: 1990
 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	650,510	458,830	0	0	0	1,109,340	0	1,109,340
Taxable	0	301,465	251,304	0	0	0	549,519	0	549,519
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	278,660	549,519	0	549,519	11,530

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: OELWEIN (33G316)
 Urban Renewal Area: OELWEIN #2 URBAN RENEWAL (33004)
 TIF Taxing District Name: OELWEIN CITY/OELWEIN SCH/CITY LAUNDERING/OELWEIN UR2 TIF INCREM.
 TIF Taxing District Inc. Number: 330194
 TIF Taxing District Base Year: 2004
 FY TIF Revenue First Received: 2008
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2014

UR Designation	
Slum	02/1991
Blighted	02/1991
Economic Development	02/1991

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	1,325,990	0	0	0	1,325,990	0	1,325,990
Taxable	0	0	1,127,905	0	0	0	1,127,905	0	1,127,905
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	971,850	354,140	0	354,140	12,043

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: OELWEIN (33G316)
 Urban Renewal Area: OELWEIN #2 URBAN RENEWAL (33004)
 TIF Taxing District Name: OELWEIN CITY/OELWEIN SCH/ICE MANUFACTURING/OELWEIN UR2 TIF INCREM.
 TIF Taxing District Inc. Number: 330196
 TIF Taxing District Base Year: 2020
 FY TIF Revenue First Received: 2011
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2017

UR Designation	
Slum	02/1991
Blighted	02/1991
Economic Development	02/1991

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	988,540	0	0	988,540	0	988,540
Taxable	0	0	0	824,200	0	0	824,200	0	824,200
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	473,460	515,080	463,572	51,508	1,752

FY 2025 TIF Revenue Received: 15,764

TIF Taxing District Data Collection

Local Government Name: OELWEIN (33G316)
 Urban Renewal Area: OELWEIN #2 URBAN RENEWAL (33004)
 TIF Taxing District Name: OELWEIN CITY/OELWEIN SCH/FORSYTH/OELWEIN UR2 TIF INCREM.
 TIF Taxing District Inc. Number: 330198
 TIF Taxing District Base Year: 2011
 FY TIF Revenue First Received: 2014
 Subject to a Statutory end date? No

UR Designation	
Slum	02/1991
Blighted	02/1991
Economic Development	02/1991

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	1,774,760	0	0	1,774,760	0	1,774,760
Taxable	0	0	0	1,531,798	0	0	1,531,798	0	1,531,798
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	16,420	1,531,798	1,378,618	153,180	5,209

FY 2025 TIF Revenue Received: 46,882

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TIF Taxing District Data Collection

Local Government Name:	OELWEIN (33G316)
Urban Renewal Area:	OELWEIN #2 URBAN RENEWAL (33004)
TIF Taxing District Name:	OELWEIN CITY/OELWEIN SCH/DEAN'S HONDA/OELWEIN UR2 TIF INCREM.
TIF Taxing District Inc. Number:	330222
TIF Taxing District Base Year:	2014
FY TIF Revenue First Received:	2017
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	508,330	0	0	0	508,330	0	508,330
Taxable	0	0	392,011	0	0	0	392,011	0	392,011
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	36,360	392,011	0	392,011	13,331

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	OELWEIN (33G316)
Urban Renewal Area:	OELWEIN #2 URBAN RENEWAL (33004)
TIF Taxing District Name:	OELWEIN CITY/OELWEIN SCH/EAST PENN/OELWEIN UR2 TIF INCREM.
TIF Taxing District Inc. Number:	330228
TIF Taxing District Base Year:	2016
FY TIF Revenue First Received:	2019
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	22,588,500	0	0	22,588,500	0	22,588,500
Taxable	0	0	0	20,264,163	0	0	20,264,163	0	20,264,163
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	108,170	20,264,163	20,264,163	0	0

FY 2025 TIF Revenue Received: 689,132

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TIF Taxing District Data Collection

Local Government Name:	OELWEIN (33G316)
Urban Renewal Area:	OELWEIN #2 URBAN RENEWAL (33004)
TIF Taxing District Name:	OELWEIN CITY/OELWEIN SCH/BOULDERS INN/OELWEIN UR2 TIF INCREM
TIF Taxing District Inc. Number:	330232
TIF Taxing District Base Year:	2017
FY TIF Revenue First Received:	0
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,125,340	0	0	0	1,125,340	0	1,125,340
Taxable	0	0	947,733	0	0	0	947,733	0	947,733
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	21,530	947,733	852,960	94,773	3,223

FY 2025 TIF Revenue Received: 29,006

TIF Taxing District Data Collection

Local Government Name:	OELWEIN (33G316)
Urban Renewal Area:	OELWEIN #2 URBAN RENEWAL (33004)
TIF Taxing District Name:	OELWEIN CITY/OELWEIN SCH/HYVEE/OELWEIN UR2 TIF INCREM.
TIF Taxing District Inc. Number:	330242
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	1,099,960	0	0	0	1,099,960	0	1,099,960
Taxable	0	0	924,478	0	0	0	924,478	0	924,478
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	768,900	331,060	297,954	33,106	1,126

FY 2025 TIF Revenue Received: 10,133

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TIF Taxing District Data Collection

Local Government Name:	OELWEIN (33G316)
Urban Renewal Area:	OELWEIN #2 URBAN RENEWAL (33004)
TIF Taxing District Name:	OELWEIN CITY/OELWEIN SCH/BR DEVELOPMENT/OELWEIN UR2 TIF INCREM.
TIF Taxing District Inc. Number:	330250
TIF Taxing District Base Year:	0
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	2,141,950	0	0	0	2,141,950	0	2,141,950
Taxable	0	0	1,862,270	0	0	0	1,862,270	0	1,862,270
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	7,500	1,862,270	1,676,043	186,227	6,333

FY 2025 TIF Revenue Received: 56,998

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Urban Renewal Area Data Collection

Local Government Name: OELWEIN (33G316)
 Urban Renewal Area: OELWEIN JAMES DEVELOPMENT URBAN RENEWAL
 UR Area Number: 33009

 UR Area Creation Date: 11/2001

 UR Area Purpose: See attached plan

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
OELWEIN CITY/OELWEIN SCH/OELWEIN JAMES DEV UR TIF INCREM	330165	330166	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	2,408,640	0	0	0	0	2,408,640	0	2,408,640
Taxable	0	1,116,231	0	0	0	0	1,116,231	0	1,116,231
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	0	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
TIF Revenue:	0		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	0		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
Total Expenditures:	0		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	0	0	Amount of 06-30-2025 Cash Balance Restricted for LMI

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TIF Taxing District Data Collection

Local Government Name: OELWEIN (33G316)
 Urban Renewal Area: OELWEIN JAMES DEVELOPMENT URBAN RENEWAL (33009)
 TIF Taxing District Name: OELWEIN CITY/OELWEIN SCH/OELWEIN JAMES DEV UR TIF INCREM
 TIF Taxing District Inc. Number: 330166
 TIF Taxing District Base Year: 2000
 FY TIF Revenue First Received: 2005
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2014

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2001

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	2,408,640	0	0	0	0	2,408,640	0	2,408,640
Taxable	0	1,116,231	0	0	0	0	1,116,231	0	1,116,231
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,750	1,116,231	0	1,116,231	37,960

FY 2025 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: OELWEIN (33G316)
Urban Renewal Area: OELWEIN CENTRAL URBAN RENEWAL
UR Area Number: 33012

UR Area Creation Date: 04/2005

UR Area Purpose: see attached plan

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
OELWEIN CITY/OELWEIN SCH/OELWEIN CENTRAL UR INCREM	330173	330174	4,781,691
OELWEIN CITY/OELWEIN SCH/PERFORMANCE REHAB/OELWEIN CENTRAL UR INCREM	330229	330230	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	1,620,182	18,830,588	802,850	0	-8,000	21,245,620	0	21,245,620
Taxable	0	750,838	12,543,165	526,107	0	-8,000	13,802,360	0	13,802,360
Homestead Credits									8

**TIF Sp. Rev. Fund Cash Balance
as of 07-01-2024:**

100,259

0

**Amount of 07-01-2024 Cash Balance
Restricted for LMI**

TIF Revenue: 160,152
TIF Sp. Revenue Fund Interest: 0
Property Tax Replacement Claims: 0
Asset Sales & Loan Repayments: 0
Total Revenue: 160,152

Rebate Expenditures: 0
Non-Rebate Expenditures: 75,000
Returned to County Treasurer: 0
Total Expenditures: 75,000

**TIF Sp. Rev. Fund Cash Balance
as of 06-30-2025:**

185,411

0

**Amount of 06-30-2025 Cash Balance
Restricted for LMI**

Projects For OELWEIN CENTRAL URBAN RENEWAL

Downtown Streetscape

Description:	revitalization of the downtown
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Performance Rehab

Description:	remodel building at new location
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

DWTN Improvements Grant

Description:	expand, improve building, renovate 2nd story housing Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Classification:	
Physically Complete:	No
Payments Complete:	No

Downtown Sidewalk Rehab

Description:	replace/rehab, sidewalk, curb, parking Improvements Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Classification:	
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For OELWEIN CENTRAL URBAN RENEWAL

2011 GO Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	04/11/2005
FY of Last Payment:	2022

Performance Rehab

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	07/11/2017
FY of Last Payment:	2024

LOST Yr 1 2017 Transfer Downtown Businesses

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	09/10/2018
FY of Last Payment:	2020

LOST Yr 2 2018 Transfer Downtown Business Grant

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	11/26/2018
FY of Last Payment:	2021

LOST Yr 3 2019 Transfer Downtown Business Grant

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	11/12/2019
FY of Last Payment:	2021

LOST Yr 4 2020 Transfer Downtown Business Grant

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	11/09/2020
FY of Last Payment:	2022

LOST Yr 5 2021 Transfer Downtown Business Grant

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	10/25/2021
FY of Last Payment:	2028

LOST Yr 6 2022 Transfer Downtown Business Grant

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	11/14/2022
FY of Last Payment:	2029

LOST Yr 7 2023 Transfer Downtown Business Grant

Debt/Obligation Type:	Internal Loans
Principal:	75,000
Interest:	0
Total:	75,000
Annual Appropriation?:	Yes
Date Incurred:	10/23/2023
FY of Last Payment:	2030

LOST Yr 8 2024 Transfer Downtown Business Grant

Debt/Obligation Type:	Internal Loans
Principal:	75,000
Interest:	0
Total:	75,000
Annual Appropriation?:	Yes
Date Incurred:	10/21/2024
FY of Last Payment:	2031

LOST Yr 9 2025 Transfer Downtown

Debt/Obligation Type:	Internal Loans
Principal:	75,000
Interest:	0
Total:	75,000
Annual Appropriation?:	Yes
Date Incurred:	11/10/2025
FY of Last Payment:	2032

LOST Yr 1 2024 Trans Sidewalk

Debt/Obligation Type:	Internal Loans
Principal:	125,000
Interest:	0
Total:	125,000
Annual Appropriation?:	Yes
Date Incurred:	10/21/2024
FY of Last Payment:	2031

LOST Yr 2 2025 Trans Sidewalk

Debt/Obligation Type:	Internal Loans
Principal:	125,000
Interest:	0

Total:	125,000
Annual Appropriation?:	Yes
Date Incurred:	11/10/2025
FY of Last Payment:	2032

Non-Rebates For OELWEIN CENTRAL URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	2011 GO Bonds
Tied To Project:	Downtown Streetscape
TIF Expenditure Amount:	0
Tied To Debt:	LOST Yr 1 2017 Transfer Downtown Businesses
Tied To Project:	DWTN Improvements Grant
TIF Expenditure Amount:	0
Tied To Debt:	LOST Yr 2 2018 Transfer Downtown Business Grant
Tied To Project:	DWTN Improvements Grant
TIF Expenditure Amount:	0
Tied To Debt:	LOST Yr 3 2019 Transfer Downtown Business Grant
Tied To Project:	DWTN Improvements Grant
TIF Expenditure Amount:	0
Tied To Debt:	LOST Yr 4 2020 Transfer Downtown Business Grant
Tied To Project:	DWTN Improvements Grant
TIF Expenditure Amount:	0
Tied To Debt:	LOST Yr 5 2021 Transfer Downtown Business Grant
Tied To Project:	DWTN Improvements Grant
TIF Expenditure Amount:	0
Tied To Debt:	LOST Yr 6 2022 Transfer Downtown Business Grant
Tied To Project:	DWTN Improvements Grant
TIF Expenditure Amount:	75,000
Tied To Debt:	LOST Yr 7 2023 Transfer Downtown Business Grant
Tied To Project:	DWTN Improvements Grant
TIF Expenditure Amount:	0
Tied To Debt:	LOST Yr 1 2017 Transfer Downtown Businesses
Tied To Project:	DWTN Improvements Grant

Rebates For OELWEIN CENTRAL URBAN RENEWAL

204 E Charles

TIF Expenditure Amount:	0
Rebate Paid To:	Performance Rehab
Tied To Debt:	Performance Rehab
Tied To Project:	Performance Rehab
Projected Final FY of Rebate:	2024

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: OELWEIN (33G316)
 Urban Renewal Area: OELWEIN CENTRAL URBAN RENEWAL (33012)
 TIF Taxing District Name: OELWEIN CITY/OELWEIN SCH/OELWEIN CENTRAL UR INCREM
 TIF Taxing District Inc. Number: 330174
 TIF Taxing District Base Year: 2004
 FY TIF Revenue First Received: 2009
 Subject to a Statutory end date? No

UR Designation	
Slum	03/2005
Blighted	03/2005
Economic Development	No

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,620,182	18,571,228	802,850	0	-8,000	20,986,260	0	20,986,260
Taxable	0	750,838	12,371,462	526,107	0	-8,000	13,630,657	0	13,630,657
Homestead Credits									8

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	15,681,270	5,312,990	4,781,691	531,299	18,068

FY 2025 TIF Revenue Received: 160,152

TIF Taxing District Data Collection

Local Government Name: OELWEIN (33G316)
 Urban Renewal Area: OELWEIN CENTRAL URBAN RENEWAL (33012)
 TIF Taxing District Name: OELWEIN CITY/OELWEIN SCH/PERFORMANCE REHAB/OELWEIN CENTRAL UR INCREM
 TIF Taxing District Inc. Number: 330230
 TIF Taxing District Base Year: 2017
 FY TIF Revenue First Received: 0
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	259,360	0	0	0	259,360	0	259,360
Taxable	0	0	171,703	0	0	0	171,703	0	171,703
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	106,770	152,590	0	152,590	5,189

FY 2025 TIF Revenue Received: 0