

City of Oelwein, Fayette County, IA

General Obligation Debt

		2011A		2014		2016A		2016B		
		\$2,225,000 GO Corp. Purp Bonds		\$3,455,000 Urban Renewal GO COP		\$4,300,000 Tax Ann Approp GO Urb Ren		\$1,100,000 GO Corp Purp Bonds		
		Issued: 9/1/2011 TIC - 2.3335%		Issued: 5/1/2014 TIC - 3.4783%		Issued: 2/16/16 TIC - 3.4125%		Issued: 9/22/2016 TIC - 1.7657%		
Date	Fiscal Year	"Callable" Principal	Principal & Interest	Principal	Principal & Interest	Principal	Principal & Interest	Principal	Principal & Interest	FY
01-Dec-2020			\$ 6,331.25		\$ 45,787.50		\$ 62,585.00		\$ 6,661.25	
01-June-2021	2021	\$ 355,000.00	361,331.25	\$ 160,000.00	205,787.50	\$ 435,000.00	497,585.00	\$ 135,000.00	141,661.25	21
01-Dec-2021			1,450.00		43,387.50		57,800.00		5,851.25	
01-June-2022	2022	100,000.00	101,450.00	165,000.00	208,387.50	440,000.00	497,800.00	135,000.00	140,851.25	22
01-Dec-2022					40,912.50		52,300.00		4,973.75	
01-June-2023	2023			170,000.00	210,912.50	450,000.00	502,300.00	135,000.00	139,973.75	23
01-Dec-2023					38,362.50		46,000.00		4,028.75	
01-June-2024	2024			175,000.00	213,362.50	460,000.00	506,000.00	60,000.00	64,028.75	24
01-Dec-2024					35,737.50		38,870.00		3,533.75	
01-June-2025	2025			180,000.00	215,737.50	470,000.00	508,870.00	75,000.00	78,533.75	25
01-Dec-2025					32,812.50		30,880.00		2,915.00	
01-June-2026	2026			190,000.00	222,812.50	485,000.00	515,880.00	75,000.00	77,915.00	26
01-Dec-2026					29,250.00		22,150.00		2,165.00	
01-June-2027	2027			195,000.00	224,250.00	550,000.00	572,150.00	40,000.00	42,165.00	27
01-Dec-2027					26,081.25		11,700.00		1,765.00	
01-June-2028	2028			205,000.00	231,081.25	585,000.00	596,700.00	40,000.00	41,765.00	28
01-Dec-2028					22,237.50				1,365.00	
01-June-2029	2029			210,000.00	232,237.50			130,000.00	131,365.00	29
01-Dec-2029					18,300.00					
01-June-2030	2030			215,000.00	233,300.00					30
01-Dec-2030					14,000.00					
01-June-2031	2031			225,000.00	239,000.00					31
01-Dec-2031					9,500.00					
01-June-2032	2032			235,000.00	244,500.00					32
01-Dec-2032					4,800.00					
01-June-2033	2033			240,000.00	244,800.00					33
		\$ 455,000.00	\$ 470,562.50	\$ 2,565,000.00	\$ 3,287,337.50	\$ 3,875,000.00	\$ 4,519,570.00	\$ 825,000.00	\$ 891,517.50	

SPEER FINANCIAL, INC.
October 31, 2020

City of Oelwein, Fayette County, IA

General Obligation Debt

		2020									
		\$2,385,000 GO Corp Purp Bonds									
		Issued: 2/25/2020 TIC - 1.5996%									
FY	Principal	Principal & Interest	Total	Total Principal & Interest	Less T.I.F. Revenue	Less Road Use Tax	Less Franchise Fees (GO 2014)	Less Water Revenue (GO 2011A)	Total Property	FY	
			Principal						Taxes		
		\$ 36,570.00		\$ 157,935.00							
21	\$ 105,000.00	128,850.00	\$ 1,190,000.00	\$ 1,335,215.00	\$ 669,272.50		\$ 251,575.00	\$ 54,260.00	\$ 518,042.50	21	
		22,800.00		131,288.75							
22	205,000.00	227,800.00	1,045,000.00	1,176,288.75	663,502.50		251,775.00	54,260.00	338,040.00	22	
		20,750.00		118,936.25							
23	210,000.00	230,750.00	965,000.00	1,083,936.25	661,202.50		251,825.00		289,845.00	23	
		18,650.00		107,041.25							
24	210,000.00	228,650.00	905,000.00	1,012,041.25	582,202.50		251,725.00		285,155.00	24	
		16,550.00		94,691.25							
25	220,000.00	236,550.00	945,000.00	1,039,691.25	592,530.00		251,475.00		290,377.50	25	
		14,350.00		80,957.50							
26	225,000.00	239,350.00	975,000.00	1,055,957.50	590,890.00		255,625.00		290,400.00	26	
		12,100.00		65,665.00							
27	235,000.00	247,100.00	1,020,000.00	1,085,665.00	602,630.00		253,500.00		295,200.00	27	
		9,750.00		49,296.25							
28	240,000.00	249,750.00	1,070,000.00	1,119,296.25	636,630.00		257,162.50		274,800.00	28	
		7,350.00		30,952.50							
29	245,000.00	252,350.00	585,000.00	615,952.50	132,730.00		254,475.00		259,700.00	29	
		4,900.00		23,200.00							
30	155,000.00	159,900.00	370,000.00	393,200.00			251,600.00		164,800.00	30	
		3,350.00		17,350.00							
31	165,000.00	168,350.00	390,000.00	407,350.00			253,000.00		171,700.00	31	
		1,700.00		11,200.00							
32	170,000.00	171,700.00	405,000.00	416,200.00			254,000.00		173,400.00	32	
				4,800.00							
33			240,000.00	244,800.00			249,600.00		-	33	
\$ 2,385,000.00		\$ 2,709,920.00	\$ 10,105,000.00	\$ 11,878,907.50	\$ 5,131,590.00	\$ -	\$ 3,287,337.50	\$ 108,520.00	\$ 3,351,460.00		



City of Oelwein, Fayette County, IA

Revenue Debt

THESE REVENUE DEBTS DO NOT COUNT AGAINST YOUR CONSTITUTIONAL DEBT LIMIT

		2005 SRF		2010 SRF		2012 SRF		2016D		
		\$8,954,000 Clean Water		\$1,390,261 Drinking Water Rev Bond		\$900,000 Clean Water		\$675,000 Water Revenue Bonds		
		Issued: 6/27/2005 TIC - 2.00%		Issued: 9/1/2010 TIC - 3.25%		Issued: 11/9/2012 TIC - 2.00%		Issued: 9/22/2016 TIC - 1.9562%		
Date	Fiscal Year	"Callable" Principal	Principal & Interest	Principal	Principal & Interest	Principal	Principal & Interest	Principal	Principal & Interest	FY
01-Dec-2020			\$ 28,525.00		\$ 5,320.00		\$ 5,820.00		\$ 4,806.25	
01-June-2021	2021	\$ 504,000.00	540,675.00	\$ 93,000.00	99,840.00	\$ 43,000.00	48,820.00	\$ 70,000.00	74,806.25	21
01-Dec-2021			24,115.00		4,506.25		5,390.00		4,316.25	
01-June-2022	2022	519,000.00	550,005.00	96,000.00	101,793.75	44,000.00	49,390.00	75,000.00	79,316.25	22
01-Dec-2022			19,573.75		3,666.25		4,950.00		3,735.00	
01-June-2023	2023	535,000.00	560,166.25	100,000.00	104,713.75	45,000.00	49,950.00	75,000.00	78,735.00	23
01-Dec-2023			14,892.50		2,791.25		4,500.00		3,153.75	
01-June-2024	2024	551,000.00	570,147.50	103,000.00	106,588.75	46,000.00	50,500.00	75,000.00	78,153.75	24
01-Dec-2024			10,071.25		1,890.00		4,040.00		2,460.00	
01-June-2025	2025	567,000.00	579,948.75	106,000.00	108,430.00	47,000.00	51,040.00	80,000.00	82,460.00	25
01-Dec-2025			5,110.00		962.50		3,570.00		1,720.00	
01-June-2026	2026	584,000.00	590,570.00	110,000.00	111,237.50	48,000.00	51,570.00	80,000.00	81,720.00	26
01-Dec-2026							3,090.00		860.00	
01-June-2027	2027					49,000.00	52,090.00	80,000.00	80,860.00	27
01-Dec-2027							2,600.00			
01-June-2028	2028					50,000.00	52,600.00			28
01-Dec-2028							2,100.00			
01-June-2029	2029					51,000.00	53,100.00			29
01-Dec-2029							1,590.00			
01-June-2030	2030					52,000.00	53,590.00			30
01-Dec-2030							1,070.00			
01-June-2031	2031					53,000.00	54,070.00			31
01-Dec-2031							540.00			
01-June-2032	2032					54,000.00	54,540.00			32
01-Dec-2032										
01-June-2033	2033									33
01-Dec-2033										
01-June-2034	2034									34
01-Dec-2034										
01-June-2035	2035									35
01-Dec-2035										
01-June-2036	2036									36
01-Dec-2036										
01-June-2037	2037									37
01-Dec-2037										
01-June-2038	2038									38

\$ 3,260,000.00 \$ 3,493,800.00 \$ 608,000.00 \$ 651,740.00 \$ 582,000.00 \$ 660,520.00 \$ 535,000.00 \$ 577,102.50

City of Oelwein, Fayette County, IA

Revenue Debt

THESE REVENUE DEBTS DO NOT COUNT AGAINST YOUR CONSTITUTIONAL DEBT LIMIT

FY	2017		2018		Total Principal	Total Principal & Interest	Less Sewer Revenue	Less Water Revenue	Total Property Taxes	FY
	\$338,000 Sewer Revenue SRF		\$1,462,000 Water Revenue SRF							
	Principal	Principal & Interest	Principal	Principal & Interest						
	Issued: 4/7/2017	TIC - 2.000%	Issued: 4/3/2018	TIC - 2.000%						
21	\$ 14,000.00	\$ 3,100.00 107,100.00	\$ 63,000.00	\$ 13,410.00 76,410.00	\$ 787,000.00	\$ 60,981.25 947,651.25	\$ 784,560.00	\$ 224,072.50	\$ -	21
22	15,000.00	2,960.00 17,960.00	64,000.00	12,780.00 76,780.00	813,000.00	54,067.50 875,245.00	701,340.00	227,972.50	-	22
23	15,000.00	2,810.00 17,810.00	65,000.00	12,140.00 77,140.00	835,000.00	46,875.00 888,515.00	708,740.00	226,650.00	-	23
24	15,000.00	2,660.00 17,660.00	66,000.00	11,490.00 77,490.00	856,000.00	39,487.50 900,540.00	714,740.00	225,287.50	-	24
25	16,000.00	2,510.00 18,510.00	68,000.00	10,830.00 78,830.00	884,000.00	31,801.25 919,218.75	721,360.00	229,660.00	-	25
26	16,000.00	2,350.00 18,350.00	69,000.00	10,150.00 79,150.00	907,000.00	23,862.50 932,597.50	728,580.00	227,880.00	-	26
27	16,000.00	2,190.00 18,190.00	71,000.00	9,460.00 80,460.00	216,000.00	15,600.00 231,600.00	20,380.00	226,820.00	-	27
28	17,000.00	2,030.00 19,030.00	72,000.00	8,750.00 80,750.00	139,000.00	13,380.00 152,380.00	21,060.00	144,700.00	-	28
29	17,000.00	1,860.00 18,860.00	73,000.00	8,030.00 81,030.00	141,000.00	11,990.00 152,990.00	20,720.00	144,260.00	-	29
30	17,000.00	1,690.00 18,690.00	75,000.00	7,300.00 82,300.00	144,000.00	10,580.00 154,580.00	20,380.00	144,780.00	-	30
31	18,000.00	1,520.00 19,520.00	76,000.00	6,550.00 82,550.00	147,000.00	9,140.00 156,140.00	21,040.00	144,240.00	-	31
32	18,000.00	1,340.00 19,340.00	78,000.00	5,790.00 83,790.00	150,000.00	7,670.00 157,670.00	20,680.00	144,660.00	-	32
33	18,000.00	1,160.00 19,160.00	79,000.00	5,010.00 84,010.00	97,000.00	6,170.00 103,170.00	20,320.00	89,020.00	-	33
34	19,000.00	980.00 19,980.00	81,000.00	4,220.00 85,220.00	100,000.00	5,200.00 105,200.00	20,960.00	89,440.00	-	34
35	19,000.00	790.00 19,790.00	83,000.00	3,410.00 86,410.00	102,000.00	4,200.00 106,200.00	20,580.00	89,820.00	-	35
36	20,000.00	600.00 20,600.00	84,000.00	2,580.00 86,580.00	104,000.00	3,180.00 107,180.00	21,200.00	89,160.00	-	36
37	20,000.00	400.00 20,400.00	86,000.00	1,740.00 87,740.00	106,000.00	2,140.00 108,140.00	20,800.00	89,480.00	-	37
38	20,000.00	200.00 20,200.00	88,000.00	880.00 88,880.00	108,000.00	1,080.00 109,080.00	20,400.00	89,760.00	-	38

\$ 310,000.00 \$ 462,300.00 \$ 1,341,000.00 \$ 1,610,040.00 \$ 6,636,000.00 \$ 7,455,502.50 \$ 4,607,840.00 \$ 2,847,662.50 \$ -

*preliminary schedule, not yet closed out

*preliminary schedule, not yet closed out.



City of Oelwein, Fayette County, Iowa

T.I.F. Rebate Obligations

Date	Fiscal Year	Urban Renewal #2 Forsyth Management Company (Quality Plus) *annual appropriation NTE \$1,500,000			Urban Renewal #2 NE Iowa Dance Academy Steil's Studio *annual appropriation NTE \$130,000			East Penn Urb Ren East Penn Manufacturing *annual appropriation NTE \$3,340,000			FY
		Value	Rebate	%	Value	Rebate	%	Value	Rebate	%	
01-Dec-2020 01-June-2021	2021	\$ 1,665,250	\$ 52,540.00	90%	\$ 416,730	\$ 13,427.00	90%				21
01-Dec-2021 01-June-2022	2022	1,665,250	52,540.00	90%	416,730	13,427.00	90%				22
01-Dec-2022 01-June-2023	2023	1,665,250	52,540.00	90%	416,730	13,427.00	90%				23
01-Dec-2023 01-June-2024	2024	1,665,250	52,540.00	90%							24
01-Dec-2024 01-June-2025	2025	1,665,250	52,540.00	90%							25
01-Dec-2025 01-June-2026	2026	1,665,250	52,540.00	90%							26
01-Dec-2026 01-June-2027	2027	1,665,250	52,540.00	90%							27
01-Dec-2027 01-June-2028	2028	1,665,250	52,540.00	90%							28
01-Dec-2028 01-June-2029	2029	1,665,250	52,540.00	90%				\$ 20,000,000	\$ 572,272.29	90%	29
01-Dec-2029 01-June-2030	2030	1,665,250	52,540.00	90%				20,000,000	572,272.29	90%	30
01-Dec-2030 01-June-2031	2031	1,665,250	52,540.00	90%				20,000,000	572,272.29	90%	31
01-Dec-2031 01-June-2032	2032	1,665,250	52,540.00	90%				20,000,000	572,272.29	90%	32
01-Dec-2032 01-June-2033	2033	1,665,250	52,540.00	90%				20,000,000	572,272.29	90%	33
01-Dec-2033 01-June-2034	2034	1,665,250	52,540.00	90%				20,000,000	478,638.55	90%	34

\$ 735,560.00

\$ 40,281.00

\$ 3,340,000.00

City of Oelwein, Fayette County, Iowa

T.I.F. Rebate Obligations

FY	Urban Renewal #2 Cornerstone Inn and Suites LLC			Downtown Performance Rehab			Downtown Hy-Vee Fresh			Total Annual Appropriation Certification	FY
	*annual appropriation NTE \$395,000			*annual appropriation NTE \$30,000			*annual appropriation NTE \$400,000				
	Value	Rebate	%	Value	Rebate	%	Value	Rebate	%		
21	\$ 1,800,000	\$ 56,790.00	90%	\$ 6,655.00	80%					\$ 129,412.00	2021
22	1,800,000	56,790.00	90%	6,050.00	70%					128,807.00	2022
23	1,800,000	56,790.00	90%	5,500.00	60%	2,000,000	\$ 40,000.00	90%		168,257.00	2023
24	1,800,000	56,790.00	90%	4,474.00	50%	2,000,000	40,000.00	90%		153,804.00	2024
25	1,800,000	56,790.00	90%			2,000,000	40,000.00	90%		149,330.00	2025
26	1,800,000	54,260.00	90%			2,000,000	40,000.00	90%		146,800.00	2026
27	1,800,000		90%			2,000,000	40,000.00	90%		92,540.00	2027
28	1,800,000		90%			2,000,000	40,000.00	90%		92,540.00	2028
29	1,800,000		90%			2,000,000	40,000.00	90%		664,812.29	2029
30	1,800,000		90%			2,000,000	40,000.00	90%		664,812.29	2030
31						2,000,000	40,000.00	90%		664,812.29	2031
32						2,000,000	40,000.00	90%		664,812.29	2032
33										624,812.29	2033
34										531,178.55	2034

\$ 338,210.00

\$ 22,679.00

\$ 400,000.00

\$ 4,876,730.00

City of Oelwein, Fayette County, Iowa

TIF Revenue Abatement

		<i>East Pen Urb Ren</i>		<i>East Pen Urb Ren</i>		Transfer To General Obligation Debt Service Principal & Interest	Transfer From T.I.F. Revenue Rebate Agreements	Total T. I. F.		
		2016A		2016B				Taxes	Fiscal Year	
		\$4,300,000 Tax Ann App GO Urb Ren		\$755,000 GO Corp. Purp. Bonds						
		Issued: 2/16/16		Issued: 9/22/2016						
Date	Fiscal Year	Principal	Principal & Interest	Principal	Principal & Interest			Certify December 1st	FY	
01-Dec-2020	21	\$ 435,000.00	\$ 62,585.00	\$ 100,000.00	\$ 4,551.25	\$ 669,272.50	\$ 129,412.00	\$ 798,684.50	21	
01-June-2021	21		497,585.00		104,551.25					
01-Dec-2021	22	440,000.00	57,800.00	100,000.00	3,951.25	663,502.50	128,807.00	792,309.50	22	
01-June-2022	22		497,800.00		103,951.25					
01-Dec-2022	23	450,000.00	52,300.00	100,000.00	3,301.25	661,202.50	168,257.00	829,459.50	23	
01-June-2023	23		502,300.00		103,301.25					
01-Dec-2023	24	460,000.00	46,000.00	25,000.00	2,601.25	582,202.50	153,804.00	736,006.50	24	
01-June-2024	24		506,000.00		27,601.25					
01-Dec-2024	25	470,000.00	38,870.00	40,000.00	2,395.00	592,530.00	149,330.00	741,860.00	25	
01-June-2025	25		508,870.00		42,395.00					
01-Dec-2025	26	485,000.00	30,880.00	40,000.00	2,065.00	590,890.00	146,800.00	737,690.00	26	
01-June-2026	26		515,880.00		42,065.00					
01-Dec-2026	27	550,000.00	22,150.00	5,000.00	1,665.00	602,630.00	92,540.00	695,170.00	27	
01-June-2027	27		572,150.00		6,665.00					
01-Dec-2027	28	585,000.00	11,700.00	25,000.00	1,615.00	636,630.00	92,540.00	729,170.00	28	
01-June-2028	28		596,700.00		26,615.00					
01-Dec-2028	29			130,000.00	1,365.00	132,730.00	664,812.29	797,542.29	29	
01-June-2029	29				131,365.00					
01-Dec-2029	30						664,812.29	664,812.29	30	
01-June-2030	30									
01-Dec-2030	31						664,812.29	664,812.29	31	
01-June-2031	31									
01-Dec-2031	32						664,812.29	664,812.29	32	
01-June-2032	32									
01-Dec-2032	33						624,812.29	624,812.29	33	
01-June-2033	33									
01-Dec-2033	34						531,178.55	531,178.55	34	
01-June-2034	34									
		\$ 3,875,000.00	\$ 4,519,570.00	\$ 565,000.00	\$ 612,020.00	\$ 5,131,590.00	\$ 4,876,730.00	\$ 10,008,320.00		

SPEER FINANCIAL, INC.
November 2, 2020

City of Oelwein, Fayette County, Iowa

General Obligation Debt Capacity

Column:	#1	#2	#3	#4	#5
	FY 19-20 1/1/2018	FY 20-21 1/1/2019	FY 21-22 1/1/2020	FY 22-23 1/1/2021	FY 23-24 1/1/2022
Assessed Valuation(100%)/GO Bond Capacity					
Property Valuation @(100%)(Actual/Projected)	\$273,102,855	\$316,291,144	\$322,616,967	\$329,069,306	\$335,650,692
Statutory GO Debt Limit @ 5% of 100% Value	\$13,655,143	\$15,814,557	\$16,130,848	\$16,453,465	\$16,782,535
Bonds Outstanding (Beginning Fiscal Year)					
GO Bonds (Outstanding - Maturities)	\$ 4,635,000.00	\$ 6,230,000.00	\$ 5,475,000.00	\$ 4,870,000.00	\$ 4,355,000.00
GO Bonds Outstanding (Principal Only) (Annual Appropriation)	\$ 425,000.00	435,000.00	440,000.00	450,000.00	460,000.00
TIF Revenue Rebate Agreements(Annual Appropriations)	130,078.00	129,412.00	129,412.00	128,807.00	128,257.00
TIF Rebate Agreements Issued					
Bonds Paid (During Fiscal Year)					
GO Debt (Principal Only) (Paid)	\$ 790,000.00	\$ 755,000.00	\$ 605,000.00	\$ 515,000.00	\$ 445,000.00
GO Debt (Principal Only) (Annual Appropriation) (Paid)	425,000.00	435,000.00	440,000.00	450,000.00	460,000.00
TIF Rebate Agreements (Paid) (Annual Appropriation)	130,078.00	130,078.00	129,412.00	128,807.00	128,257.00
TIF Rebate Agreements					
Bonds Issued (During Fiscal Year)					
GO Bonds (Principal Only) (Issued)	\$ 2,385,000.00				
GO Bonds (Principal Only) (Annual Appropriation)					
Loans (Principal Only) (Issued)					
Other Debt (Principal Only) (Issued)					
Remaining GO Debt Capacity (Not Obligated)	\$5,126,206	\$10,340,223	\$11,260,848	\$12,098,465	\$12,872,535
Percent of Capacity Remaining	37.54%	65.38%	69.81%	73.53%	76.70%
GO Contingency Reserve (% of GO Capacity)	20%	\$2,731,029	\$3,162,911	\$3,226,170	\$3,290,693
Total GO Capacity - Less Contingency Reserve	\$2,395,177	\$7,177,312	\$8,034,679	\$8,807,772	\$9,516,028
Percent of Capacity Remaining	17.54%	45.38%	49.81%	53.53%	56.70%
Percent Increase for Property Valuation Projection	11.566%	2.000%	2.000%	2.000%	2.000%

T. I. F. Debt Report

"Downtown Urban Renewal Area"
(Central Urban Renewal District)

Frozen Base Value - \$15,681,270

Column:	#1	#2	#3	#4	#5
Fiscal Year	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24
County Assessor's Value as of	1/1/2018	1/1/2019	1/1/2020	1/1/2021	1/1/2022

TIF Value Existing

TIF Captured Value (Commercial Property @ 100%)	\$1,439,768	\$5,080,087	\$5,130,888	\$5,182,197	\$5,234,019
Commercial Property Rollback %	90.000%	90.000%	90.000%	90.000%	90.000%
TIF Captured Value (Commercial Property Rollback Value)	\$1,295,791	\$4,572,078	\$4,617,799	\$4,663,977	\$4,710,617

TIF Industrial Property @ 100%	\$64,582	\$217,602	\$219,778	\$221,976	\$224,196
Industrial Property Rollback %	90.000%	90.000%	90.000%	90.000%	90.000%
TIF Captured Value (Industrial Property Rollback Value)	\$58,124	\$195,842	\$197,800	\$199,778	\$201,776

TIF Personal Property/Agricultural @ 100%	\$0	\$0	\$0	\$0	\$0
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TIF Captured Value (Residential Property 100 % Value)	\$66,186	\$227,213	\$229,485	\$231,780	\$234,098
Residential Property Rollback %	56.9180%	55.0743%	55.0743%	55.0743%	55.0743%
TIF Captured Value (Residential Property Rollback Value)	\$37,672	\$125,136	\$126,387	\$127,651	\$128,928

TIF Captured Value (Multi-Residential Property 100 % Value)	\$89,012	\$298,727	\$301,714	\$304,731	\$304,731
Multi-Residential Property Rollback %	75.0000%	71.2500%	67.5000%	63.7500%	63.7500%
TIF Captured Value (Multi-Residential Property Rollback Value)	\$66,759	\$212,843	\$203,657	\$194,266	\$194,266

Total TIF Property Value (Taxable)	\$1,458,346	\$5,105,899	\$5,145,644	\$5,185,673	\$5,235,587
Rate/Thousand	\$32.528	\$33.832	\$33.832	\$33.832	\$33.832
Total TIF Revenue (Taxable Value x Rate/Thousand)	\$ 47,436.36	\$ 172,743.13	\$ 174,087.78	\$ 175,442.04	\$ 177,130.74

Total TIF Dollars Available	\$ 47,436.36	\$ 172,743.13	\$ 174,087.78	\$ 175,442.04	\$ 177,130.74
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Current / Future Debt Service Requirements GO Obligations					
Current / Future TIF Rebate Obligations	\$ 7,321.00	\$ 6,655.00	\$ 6,050.00	\$ 5,500.00	\$ 4,474.00
Current / Future Downtown Incentive Program	\$ 75,000.00				

UNCLAIMED T.I.F. DOLLARS	\$ (34,885)	\$ 166,088	\$ 168,038	\$ 169,942	\$ 172,657
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TIF Value Future Growth-Building Completed In Calendar Year:	2018	2019	2020	2021	2022
Commercial Property (100%)	\$0	\$0	\$0	\$0	\$0
Industrial Property (100%)	\$0	\$0	\$0	\$0	\$0
Agricultural Property (100%)	\$0	\$0	\$0	\$0	\$0
Housing Units Constructed/Year	0	0	0	0	0
Housing Unit Value/Unit	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
Housing Units Constructed 100% Value	\$0	\$0	\$0	\$0	\$0
Total Future Value	\$0	\$0	\$0	\$0	\$0
Valuation Growth Factor	250.116%	1.000%	1.000%	1.000%	1.000%

City of Oelwein, Fayette County, Iowa

T. I. F. Debt Report

"Industrial Park Urban Renewal Area"

(Urban Renewal District #2)

Frozen Base Value - \$21,431,340

Column: Fiscal Year	#1	#2	#3	#4	#5
County Assessor's Value as of	FY 19-20 1/1/2018	FY 20-21 1/1/2019	FY 21-22 1/1/2020	FY 22-23 1/1/2021	FY 23-24 1/1/2022

TIF Value Existing

TIF Captured Value (Commercial Property @ 100%)	\$6,714,043	\$7,559,215	\$7,710,399	\$7,864,607	\$8,021,899
Commercial Property Rollback %	90.000%	90.000%	90.000%	90.000%	90.000%
TIF Captured Value (Commercial Property Rollback Value)	\$6,042,639	\$6,803,294	\$6,939,359	\$7,078,147	\$7,219,709
TIF Industrial Property @ 100%	\$3,920,880	\$4,120,980	\$4,203,400	\$4,287,468	\$4,373,217
Industrial Property Rollback %	90.000%	90.000%	90.000%	90.000%	90.000%
TIF Captured Value (Industrial Property Rollback Value)	\$3,528,792	\$3,708,882	\$3,783,060	\$3,858,721	\$3,935,895
TIF Personal Property/Agricultural @ 100%	\$88,686	\$31,156	\$31,779	\$32,415	\$33,063
TIF Captured Value (Residential Property 100 % Value)	\$639,481	\$784,614	\$800,306	\$816,312	\$832,639
Residential Property Rollback %	56.9180%	55.0743%	55.0743%	55.0743%	55.0743%
TIF Captured Value (Residential Property Rollback Value)	\$363,980	\$432,121	\$440,763	\$449,578	\$458,570
TIF Captured Value (Multi-Residential Property 100 % Value)	\$85,359	\$2,019,195	\$2,059,579	\$2,059,579	\$2,059,579
Multi-Residential Property Rollback %	75.0000%	71.2500%	67.5000%	63.7500%	63.7500%
TIF Captured Value (Multi-Residential Property Rollback Value)	\$64,019	\$1,438,676	\$1,390,216	\$1,312,982	\$1,312,982

Total TIF Property Value (Taxable)	\$10,088,116	\$12,414,129	\$12,585,177	\$12,731,842	\$12,960,219
Rate/Thousand	\$32.528	\$33.832	\$33.832	\$33.832	\$33.832
Total TIF Revenue (Taxable Value x Rate/Thousand)	\$ 328,141.29	\$ 419,995.67	\$ 425,782.59	\$ 430,744.57	\$ 438,471.04

Total TIF Dollars	\$ 328,141.29	\$ 419,995.67	\$ 425,782.59	\$ 430,744.57	\$ 438,471.04
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Current / Future Debt Service Requirements GO Obligations					
Current / Future TIF Rebate Obligations	\$ 65,967.00	\$ 122,757.00	\$ 162,757.00	\$ 162,757.00	\$ 149,330.00
Current / Future TIF L.M.I Obligations					

UNCLAIMED T.I.F. DOLLARS	\$ 262,174	\$ 297,239	\$ 263,026	\$ 267,988	\$ 289,141
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TIF Value Future Growth-Building Completed In Calendar Year:	2018	2019	2020	2021	2022
Commercial Property (100%)	\$0	\$0	\$0	\$0	\$0
Industrial Property (100%)	\$0	\$0	\$0	\$0	\$0
Agricultural Property (100%)	\$0	\$0	\$0	\$0	\$0
Housing Units Constructed/Year	0	0	0	0	0
Housing Unit Value/Unit	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
Housing Units Constructed 100% Value	\$0	\$0	\$0	\$0	\$0
Total Future Value	\$0	\$0	\$0	\$0	\$0
Valuation Growth Factor	6.609%	2.000%	2.000%	2.000%	2.000%

City of Oelwein, Fayette County, Iowa

T. I. F. Debt Report

"East Penn Urban Renewal Area"

Frozen Base Value - \$108,170

Column: Fiscal Year	#1 FY 19-20 1/1/2018	#2 FY 20-21 1/1/2019	#3 FY 21-22 1/1/2020	#4 FY 22-23 1/1/2021	#5 FY 23-24 1/1/2022
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TIF Value Existing

TIF Captured Value (Commercial Property @ 100%)	\$0	\$0	\$0	\$0	\$0
Commercial Property Rollback %	90.000%	90.000%	90.000%	90.000%	90.000%
TIF Captured Value (Commercial Property Rollback Value)	\$0	\$0	\$0	\$0	\$0

TIF Industrial Property @ 100%	\$22,046,580	\$22,117,080	\$22,172,373	\$22,227,804	\$22,283,373
Industrial Property Rollback %	90.000%	90.000%	90.000%	90.000%	90.000%
TIF Captured Value (Industrial Property Rollback Value)	\$19,841,922	\$19,905,372	\$19,955,135	\$20,005,023	\$20,055,036

TIF Personal Property/Agricultural @ 100%	\$0	\$0	\$0	\$0	\$0
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TIF Captured Value (Residential Property 100 % Value)	\$0	\$0	\$0	\$0	\$0
Residential Property Rollback %	56.9180%	55.0743%	55.0743%	55.0743%	55.0743%
TIF Captured Value (Residential Property Rollback Value)	\$0	\$0	\$0	\$0	\$0

TIF Captured Value (Multi-Residential Property 100 % Value)	\$0	\$0	\$0	\$0	\$0
Multi-Residential Property Rollback %	75.0000%	71.2500%	67.5000%	63.7500%	63.7500%
TIF Captured Value (Multi-Residential Property Rollback Value)	\$0	\$0	\$0	\$0	\$0

Total TIF Property Value (Taxable)	\$19,841,922	\$19,905,372	\$19,955,135	\$20,005,023	\$20,055,036
Rate/Thousand	\$32.875	\$33.832	\$33.832	\$33.832	\$33.832
Total TIF Revenue (Taxable Value x Rate/Thousand)	\$ 652,311.52	\$ 673,439.94	\$ 675,123.54	\$ 676,811.35	\$ 678,503.38

Total TIF Dollars	\$ 652,311.52	\$ 673,439.94	\$ 675,123.54	\$ 676,811.35	\$ 678,503.38
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Current / Future Debt Service Requirements GO Obligations (2016A)	\$ 558,670.00	\$ 560,170.00	\$ 555,600.00	\$ 554,600.00	\$ 552,000.00
Current / Future Debt Service Requirements GO Obligations (2016B)	\$ 110,202.50	\$ 109,102.50	\$ 107,902.50	\$ 106,602.50	\$ 30,202.50
Current / Future TIF Rebate Obligations - East Penn Manuf NTE \$3,340,000 (after debt)					
Current / Future TIF Interfund Loans (\$590,297.51 Total)		\$ 4,167.00	\$ 11,621.00	\$ 15,609.00	\$ 96,301.00

UNCLAIMED T.I.F. DOLLARS	\$ (16,561)	\$ 0	\$ 0	\$ (0)	\$ (0)
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TIF Value Future Growth-Building Completed In Calendar Year:	2017	2018	2019	2020	2021
Commercial Property (100%)	\$0	\$0	\$0	\$0	\$0
Industrial Property (100%)	\$0	\$0	\$0	\$0	\$0
Agricultural Property (100%)	\$0	\$0	\$0	\$0	\$0
Housing Units Constructed/Year	0	0	0	0	0
Housing Unit Value/Unit	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
Housing Units Constructed 100% Value	\$0	\$0	\$0	\$0	\$0
Total Future Value	\$0	\$0	\$0	\$0	\$0
Valuation Growth Factor	0.000%	0.250%	0.250%	0.250%	0.250%

