

# City of Oelwein, Fayette County, IA

## General Obligation Debt

		2016A		2016B		2020		2022		
		\$4,300,000 Tax Ann Approp GO Urb Ren		\$1,100,000 GO Corp Purp Bonds		\$2,385,000 GO Corp Purp Bonds		\$4,120,000 GO Corp Purp & Ref Bonds		
		Issued: 2/16/16 TIC - 3.4125%		Issued: 9/22/2016 TIC - 1.7657%		Issued: 2/25/2020 TIC - 1.5996%		Issued: 4/12/2022 TIC - 2.3567%		
Date	Fiscal Year	Principal	Principal & Interest	Principal	Principal & Interest	Principal	Principal & Interest	Principal	Principal & Interest	FY
01-Dec-2022			\$ 52,300.00		\$ 4,973.75		\$ 20,750.00		\$ 57,186.39	
01-June-2023	2023	\$ 450,000.00	502,300.00	\$ 135,000.00	139,973.75	\$ 210,000.00	230,750.00	\$ 320,000.00	364,950.01	23
01-Dec-2023			46,000.00		4,028.75		18,650.00		41,550.01	
01-June-2024	2024	460,000.00	506,000.00	60,000.00	64,028.75	210,000.00	228,650.00	340,000.00	381,550.01	24
01-Dec-2024			38,870.00		3,533.75		16,550.00		37,937.51	
01-June-2025	2025	470,000.00	508,870.00	75,000.00	78,533.75	220,000.00	236,550.00	345,000.00	382,937.51	25
01-Dec-2025			30,880.00		2,915.00		14,350.00		34,271.88	
01-June-2026	2026	485,000.00	515,880.00	75,000.00	77,915.00	225,000.00	239,350.00	355,000.00	389,271.88	26
01-Dec-2026			22,150.00		2,165.00		12,100.00		30,500.00	
01-June-2027	2027	550,000.00	572,150.00	40,000.00	42,165.00	235,000.00	247,100.00	360,000.00	390,500.00	27
01-Dec-2027			11,700.00		1,765.00		9,750.00		26,675.01	
01-June-2028	2028	585,000.00	596,700.00	40,000.00	41,765.00	240,000.00	249,750.00	370,000.00	396,675.01	28
01-Dec-2028					1,365.00		7,350.00		22,743.76	
01-June-2029	2029			130,000.00	131,365.00	245,000.00	252,350.00	375,000.00	397,743.76	29
01-Dec-2029							4,900.00		18,759.38	
01-June-2030	2030					155,000.00	159,900.00	385,000.00	403,759.38	30
01-Dec-2030							3,350.00		14,668.75	
01-June-2031	2031					165,000.00	168,350.00	400,000.00	414,668.75	31
01-Dec-2031							1,700.00		10,368.75	
01-June-2032	2032					170,000.00	171,700.00	405,000.00	415,368.75	32
01-Dec-2032									5,812.50	
01-June-2033	2033							155,000.00	160,812.50	33
01-Dec-2033									3,875.00	
01-June-2034	2034							155,000.00	158,875.00	34
01-Dec-2034									1,937.50	
01-June-2035	2035							155,000.00	156,937.50	35
		\$ 3,000,000.00	\$ 3,403,800.00	\$ 555,000.00	\$ 596,492.50	\$ 2,075,000.00	\$ 2,293,900.00	\$ 4,120,000.00	\$ 4,720,336.50	

SPEER FINANCIAL, INC.  
October 4, 2022

# City of Oelwein, Fayette County, IA

## General Obligation Debt

FY	Total Principal	Total Principal & Interest	Less	Less	Total Property	FY
			T.I.F. Revenue	Franchise Fees (GO 2022)	Taxes	
23	\$ 1,115,000.00	\$ 135,210.14 1,237,973.76	\$ 661,202.50	\$ 255,477.73	\$ 456,503.67	23
24	1,070,000.00	110,228.76 1,180,228.76	582,202.50	254,581.26	453,673.76	24
25	1,110,000.00	96,891.26 1,206,891.26	592,530.00	255,118.76	456,133.76	25
26	1,140,000.00	82,416.88 1,222,416.88	590,890.00	255,550.00	458,393.76	26
27	1,185,000.00	66,915.00 1,251,915.00	602,630.00	255,875.00	460,325.00	27
28	1,235,000.00	49,890.01 1,284,890.01	636,630.00	256,093.76	442,056.26	28
29	750,000.00	31,458.76 781,458.76	132,730.00	256,206.26	423,981.26	29
30	540,000.00	23,659.38 563,659.38		256,212.50	331,106.26	30
31	565,000.00	18,018.75 583,018.75		261,112.50	339,925.00	31
32	575,000.00	12,068.75 587,068.75		260,737.50	338,400.00	32
33	155,000.00	5,812.50 160,812.50		-	166,625.00	33
34	155,000.00	3,875.00 158,875.00		-	162,750.00	34
35	155,000.00	1,937.50 156,937.50		-	158,875.00	35

\$ 9,750,000.00
\$
11,014,529.00
\$
3,798,815.00
\$
2,566,965.27
\$
4,648,748.73



# 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 Sewer Revenue		\$1,390,261 Drinking Water Rev Bond		\$900,000 Sewer Revenue		\$675,000 Water Revenue Bonds		
		Issued: 6/27/2005 TIC - 2.00%		Issued: 9/1/2010 TIC - 2.00%		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-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

\$ 2,237,000.00 \$ 2,350,480.00 \$ 419,000.00 \$ 440,280.00 \$ 495,000.00 \$ 551,100.00 \$ 390,000.00 \$ 413,857.50

# City of Oelwein, Fayette County, IA

## Revenue Debt

\*THESE REVENUE DEBTS DO NOT COUNT AGAINST YOUR CONSTITUTIONAL DEBT LIMIT\*

FY	2018		2018		2021		FY
	\$272,200.79 Sewer Revenue SRF		\$1,383,968.95 Taxable Water Revenue SRF		\$709,000 Water Revenue SRF		
	Principal	Principal & Interest	Principal	Principal & Interest	"Callable" Principal	Principal & Interest	
	Issued: 4/13/2018	TIC - 2.000%	Issued: 4/13/2018	TIC - 2.000%	Issued: 5/7/2018	TIC - 2.000%	
23	\$ 48,000.00	\$ 49,470.00	\$ 62,000.00	\$ 73,380.00	\$ 139,000.00	\$ 144,730.00	23
24	49,000.00	49,990.00	63,000.00	73,760.00	142,000.00	146,340.00	24
25	50,000.00	50,500.00	64,000.00	74,130.00	145,000.00	147,920.00	25
26			66,000.00	75,940.00	147,000.00	148,470.00	26
27			67,000.00	75,830.00			27
28			68,000.00	76,160.00			28
29			69,000.00	76,480.00			29
30			70,000.00	76,790.00			30
31			72,000.00	78,090.00			31
32			73,000.00	78,370.00			32
33			74,000.00	78,640.00			33
34			75,000.00	78,900.00			34
35			77,000.00	80,150.00			35
36			78,000.00	80,380.00			36
37			79,000.00	80,600.00			37
38			81,000.00	81,810.00			38
	\$ 147,000.00	\$ 152,920.00	\$ 1,138,000.00	\$ 1,340,370.00	\$ 573,000.00	\$ 601,920.00	

\*preliminary schedule, not yet closed out.

# City of Oelwein, Fayette County, IA

## Revenue Debt

\*THESE REVENUE DEBTS DO NOT COUNT AGAINST YOUR CONSTITUTIONAL DEBT LIMIT\*

FY	Total	Total Principal & Interest	Less	Less	Total Property Taxes	FY
	Principal		Sewer Revenue	Water Revenue		
23	\$ 1,004,000.00	\$ 50,505.00 1,061,145.00	\$ 739,060.00	\$ 372,590.00	\$ -	23
24	1,029,000.00	41,427.50 1,075,480.00	745,400.00	371,507.50	-	24
25	1,059,000.00	32,011.25 1,094,428.75	751,340.00	375,100.00	-	25
26	1,035,000.00	22,322.50 1,059,507.50	707,880.00	373,950.00	-	26
27	196,000.00	12,780.00 208,780.00	-	221,560.00	-	27
28	118,000.00	10,760.00 128,760.00	-	139,520.00	-	28
29	120,000.00	9,580.00 129,580.00	-	139,160.00	-	29
30	122,000.00	8,380.00 130,380.00	-	138,760.00	-	30
31	125,000.00	7,160.00 132,160.00	-	139,320.00	-	31
32	127,000.00	5,910.00 132,910.00	-	138,820.00	-	32
33	74,000.00	4,640.00 78,640.00	-	83,280.00	-	33
34	75,000.00	3,900.00 78,900.00	-	82,800.00	-	34
35	77,000.00	3,150.00 80,150.00	-	83,300.00	-	35
36	78,000.00	2,380.00 80,380.00	-	82,760.00	-	36
37	79,000.00	1,600.00 80,600.00	-	82,200.00	-	37
38	81,000.00	810.00 81,810.00	-	82,620.00	-	38

\$ 5,399,000.00    \$ 5,850,927.50    \$ 2,943,680.00    \$ 2,907,247.50    \$ -



# City of Oelwein, Fayette County, Iowa

## T.I.F. Rebate Obligations

Date	Fiscal Year	Urban Renewal #2 Forsyth Management Company (Quality Plus) <small>*annual appropriation NTE \$1,500,000</small>			Urban Renewal #2 NE Iowa Dance Academy Steil's Studio <small>*annual appropriation NTE \$130,000</small>			East Penn Urb Ren East Penn Manufacturing <small>*annual appropriation NTE \$3,340,000</small>			Urban Renewal #2 Cornerstone Inn and Suites LLC <small>*annual appropriation NTE \$395,000</small>			FY
		Value	Rebate	%	Value	Rebate	%	Value	Rebate	%	Value	Rebate	%	
01-Dec-2022	2023	\$ 1,654,020	\$ 51,921.31	90%	\$ 416,730	\$ 13,427.00	90%				\$ 1,800,000	\$ 30,650.15	90%	23
01-Dec-2023	2024	1,670,960	52,453.07	90%							1,800,000	30,613.11	90%	24
01-Dec-2024	2025	1,670,960	52,453.07	90%							1,800,000	30,613.11	90%	25
01-Dec-2025	2026	1,670,960	52,453.07	90%							1,800,000	30,613.11	90%	26
01-Dec-2026	2027	1,670,960	52,453.07	90%							1,800,000	30,613.11	90%	27
01-Dec-2027	2028	1,670,960	52,453.07	90%							1,800,000	30,613.11	90%	28
01-Dec-2028	2029	1,670,960	52,453.07	90%				\$ 20,000,000	\$ 553,571.00	90%	1,800,000	\$ 30,613.11	90%	29
01-Dec-2029	2030	1,670,960	52,453.07	90%				20,000,000	624,849.00	90%	1,800,000	30,613.11	90%	30
01-Dec-2030	2031	1,670,960	52,453.07	90%				20,000,000	624,849.00	90%				31
01-Dec-2031	2032	1,670,960	52,453.07	90%				20,000,000	624,849.00	90%				32
01-Dec-2032	2033	1,670,960	52,453.07	90%				20,000,000	624,849.00	90%				33
01-Dec-2033	2034	1,670,960	52,453.07	90%				20,000,000	287,033.00	90%				34
		\$ 628,905.08			\$ 13,427.00			\$ 3,340,000.00			\$ 244,941.92			

Speer Financial Inc.  
October 4, 2022

# City of Oelwein, Fayette County, Iowa

## T.I.F. Rebate Obligations

FY	Downtown Performance Rehab <small>*annual appropriation NTE \$30,000</small>			Urban Renewal #2 Hy-Vee Dollar Fresh <small>*annual appropriation NTE \$400,000</small>			Urban Renewal #2 ICE Manufacturing <small>*annual appropriation NTE \$106,750</small>			Total Annual Appropriation Certification	FY							
	Value	Rebate	%	Value	Rebate	%	Value	Rebate	%									
23	\$	5,500.00	60%				\$	103,090	\$	2,950.00	90%	\$	104,448.46	2023				
24		4,474.00	50%	\$	166,050	\$	5,212.47	90%		153,280	4,811.61	90%		97,564.26	2024			
25					166,050		5,212.47	90%		153,280	4,811.61	90%		93,090.26	2025			
26					166,050		5,212.47	90%		153,280	4,811.61	90%		93,090.26	2026			
27					166,050		5,212.47	90%		153,280	4,811.61	90%		93,090.26	2027			
28					166,050		5,212.47	90%		153,280	4,811.61	90%		93,090.26	2028			
29					166,050		5,212.47	90%		153,280	4,811.61	90%		646,661.26	2029			
30					166,050		5,212.47	90%		153,280	4,811.61	90%		717,939.26	2030			
31					166,050		5,212.47	90%		153,280	4,811.61	90%		687,326.15	2031			
32					166,050		5,212.47	90%		153,280	4,811.61	90%		687,326.15	2032			
33					166,050		5,212.47	90%						682,514.54	2033			
34														339,486.07	2034			
											\$	9,974.00	\$	52,124.70	\$	46,254.49	\$	4,335,627.19

# City of Oelwein, Fayette County, Iowa

## TIF Revenue Abatement

Date	Fiscal Year	<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.		FY
		<b>2016A</b>		<b>2016B</b>				Taxes		
		\$4,300,000 Tax Ann App GO Urb Ren		\$755,000 GO Corp. Purp. Bonds				Fiscal Year		
		Issued: 2/16/16		Issued: 9/22/2016				Certify December 1st		
		Principal	Principal & Interest	Principal	Principal & Interest					
01-Dec-2022			\$ 52,300.00		\$ 3,301.25					
<b>01-June-2023</b>	<b>23</b>	<b>\$ 450,000.00</b>	502,300.00	<b>\$ 100,000.00</b>	103,301.25	<b>\$ 661,202.50</b>	<b>\$ 104,448.46</b>	<b>\$ 765,650.96</b>		<b>23</b>
01-Dec-2023			46,000.00		2,601.25					
<b>01-June-2024</b>	<b>24</b>	<b>460,000.00</b>	506,000.00	<b>25,000.00</b>	27,601.25	<b>582,202.50</b>	<b>97,564.26</b>	<b>679,766.76</b>		<b>24</b>
01-Dec-2024			38,870.00		2,395.00					
<b>01-June-2025</b>	<b>25</b>	<b>470,000.00</b>	508,870.00	<b>40,000.00</b>	42,395.00	<b>592,530.00</b>	<b>93,090.26</b>	<b>685,620.26</b>		<b>25</b>
01-Dec-2025			30,880.00		2,065.00					
<b>01-June-2026</b>	<b>26</b>	<b>485,000.00</b>	515,880.00	<b>40,000.00</b>	42,065.00	<b>590,890.00</b>	<b>93,090.26</b>	<b>683,980.26</b>		<b>26</b>
01-Dec-2026			22,150.00		1,665.00					
<b>01-June-2027</b>	<b>27</b>	<b>550,000.00</b>	572,150.00	<b>5,000.00</b>	6,665.00	<b>602,630.00</b>	<b>93,090.26</b>	<b>695,720.26</b>		<b>27</b>
01-Dec-2027			11,700.00		1,615.00					
<b>01-June-2028</b>	<b>28</b>	<b>585,000.00</b>	596,700.00	<b>25,000.00</b>	26,615.00	<b>636,630.00</b>	<b>93,090.26</b>	<b>729,720.26</b>		<b>28</b>
01-Dec-2028					1,365.00					
<b>01-June-2029</b>	<b>29</b>			<b>130,000.00</b>	131,365.00	<b>132,730.00</b>	<b>646,661.26</b>	<b>779,391.26</b>		<b>29</b>
01-Dec-2029										
<b>01-June-2030</b>	<b>30</b>						<b>717,939.26</b>	<b>717,939.26</b>		<b>30</b>
01-Dec-2030										
<b>01-June-2031</b>	<b>31</b>						<b>687,326.15</b>	<b>687,326.15</b>		<b>31</b>
01-Dec-2031										
<b>01-June-2032</b>	<b>32</b>						<b>687,326.15</b>	<b>687,326.15</b>		<b>32</b>
01-Dec-2032										
<b>01-June-2033</b>	<b>33</b>						<b>682,514.54</b>	<b>682,514.54</b>		<b>33</b>
01-Dec-2033										
<b>01-June-2034</b>	<b>34</b>						<b>339,486.07</b>	<b>339,486.07</b>		<b>34</b>
		<b>\$ 3,000,000.00</b>	<b>\$ 3,403,800.00</b>	<b>\$ 365,000.00</b>	<b>\$ 395,015.00</b>	<b>\$ 3,798,815.00</b>	<b>\$ 4,335,627.19</b>	<b>\$ 8,134,442.19</b>		

SPEER FINANCIAL, INC.  
October 4, 2022



# City of Oelwein, Fayette County, Iowa

## General Obligation Debt Capacity

Column:	#1	#2	#3	#4	#5
	FY 21-22 1/1/2020	FY 22-23 1/1/2021	FY 23-24 1/1/2022	FY 24-25 1/1/2023	FY 25-26 1/1/2024
<b>Assessed Valuation(100%)/GO Bond Capacity</b>					
<b>Property Valuation @(100%)(Actual/Projected)</b>	\$314,430,317	\$305,567,445	\$305,567,445	\$305,567,445	\$305,567,445
<b>Statutory GO Debt Limit @ 5% of 100% Value</b>	\$15,721,516	\$15,278,372	\$15,278,372	\$15,278,372	\$15,278,372
<b>Bonds Outstanding (Beginning Fiscal Year)</b>					
GO Bonds (Outstanding - Maturities)	\$ 5,475,000.00	\$ 6,750,000.00	\$ 6,085,000.00	\$ 5,475,000.00	\$ 4,835,000.00
GO Bonds Outstanding (Principal Only) (Annual Appropriation)	\$ 440,000.00	450,000.00	460,000.00	470,000.00	485,000.00
TIF Revenue Rebate Agreements(Annual Appropriations)	\$ 128,807.00	104,448.46	97,564.26	93,090.26	93,090.23
TIF Rebate Agreements Issued					
<b>Bonds Paid (During Fiscal Year)</b>					
GO Debt (Principal Only) (Paid)	\$ 605,000.00	\$ 665,000.00	\$ 610,000.00	\$ 640,000.00	\$ 655,000.00
GO Debt (Principal Only) (Annual Appropriation) (Paid)	\$ 440,000.00	450,000.00	460,000.00	470,000.00	485,000.00
TIF Rebate Agreements (Paid) (Annual Appropriation)	\$ 128,807.00	104,448.46	97,564.26	93,090.26	93,090.23
TIF Rebate Agreements					
<b>Bonds Issued (During Fiscal Year)</b>					
GO Bonds (Principal Only) (Issued)					
GO Bonds (Principal Only) (Annual Appropriation)					
Loans (Principal Only) (Issued)					
Other Debt (Principal Only) (Issued)					
<b>Remaining GO Debt Capacity (Not Obligated)</b>	\$8,503,902	\$6,754,475	\$7,468,244	\$8,037,192	\$8,632,192
<b>Percent of Capacity Remaining</b>	54.09%	44.21%	48.88%	52.61%	56.50%
<b>GO Contingency Reserve (% of GO Capacity)</b> 20%	\$3,144,303	\$3,055,674	\$3,055,674	\$3,055,674	\$3,055,674
<b>Total GO Capacity - Less Contingency Reserve</b>	\$5,359,599	\$3,698,801	\$4,412,569	\$4,981,517	\$5,576,517
<b>Percent of Capacity Remaining</b>	34.09%	24.21%	28.88%	32.61%	36.50%
<b>Percent Increase for Property Valuation Projection</b>	-2.819%	0.000%	0.000%	0.000%	0.000%



**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 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26
County Assessor's Value as of	1/1/2020	1/1/2021	1/1/2022	1/1/2023	1/1/2024

TIF Value Existing

<b>TIF Captured Value (Commercial Property @ 100%)</b>	<b>\$4,839,319</b>	<b>\$779,557</b>	<b>\$779,557</b>	<b>\$779,557</b>	<b>\$779,557</b>
Commercial Property Rollback %	90.000%	90.000%	90.000%	90.000%	90.000%
<b>TIF Captured Value (Commercial Property Rollback Value)</b>	<b>\$4,355,387</b>	<b>\$701,601</b>	<b>\$701,601</b>	<b>\$701,601</b>	<b>\$701,601</b>
<b>TIF Industrial Property @ 100%</b>	<b>\$209,824</b>	<b>\$44,548</b>	<b>\$44,548</b>	<b>\$44,548</b>	<b>\$44,548</b>
Industrial Property Rollback %	90.000%	90.000%	90.000%	90.000%	90.000%
<b>TIF Captured Value (Industrial Property Rollback Value)</b>	<b>\$188,842</b>	<b>\$40,093</b>	<b>\$40,093</b>	<b>\$40,093</b>	<b>\$40,093</b>
<b>TIF Personal Property/Agricultural @ 100%</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>TIF Captured Value (Residential Property 100 % Value)</b>	<b>\$206,445</b>	<b>\$34,675</b>	<b>\$34,675</b>	<b>\$34,675</b>	<b>\$34,675</b>
Residential Property Rollback %	56.4094%	54.1302%	54.1302%	54.1302%	54.1302%
<b>TIF Captured Value (Residential Property Rollback Value)</b>	<b>\$116,454</b>	<b>\$18,770</b>	<b>\$18,770</b>	<b>\$18,770</b>	<b>\$18,770</b>
<b>TIF Captured Value (Multi-Residential Property 100 % Value)</b>	<b>\$286,284</b>	<b>\$61,616</b>	<b>\$61,616</b>	<b>\$61,616</b>	<b>\$61,616</b>
Multi-Residential Property Rollback %	67.5000%	63.7500%	63.7500%	63.7500%	63.7500%
<b>TIF Captured Value (Multi-Residential Property Rollback Value)</b>	<b>\$193,242</b>	<b>\$39,280</b>	<b>\$39,280</b>	<b>\$39,280</b>	<b>\$39,280</b>

<b>Total TIF Property Value (Taxable)</b>	<b>\$4,853,925</b>	<b>\$799,744</b>	<b>\$799,744</b>	<b>\$799,744</b>	<b>\$799,744</b>
Rate/Thousand	\$35.307	\$34.879	\$34.879	\$34.879	\$34.879
<b>Total TIF Revenue (Taxable Value x Rate/Thousand)</b>	<b>\$ 171,375.58</b>	<b>\$ 27,894.18</b>	<b>\$ 27,894.18</b>	<b>\$ 27,894.18</b>	<b>\$ 27,894.18</b>

<b>Total TIF Dollars Available</b>	<b>\$ 171,375.58</b>	<b>\$ 27,894.18</b>	<b>\$ 27,894.18</b>	<b>\$ 27,894.18</b>	<b>\$ 27,894.18</b>
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<b>Current / Future Debt Service Requirements GO Obligations</b>					
<b>Current / Future TIF Rebate Obligations</b>	<b>\$ 6,050.00</b>	<b>\$ 5,500.00</b>	<b>\$ 4,474.00</b>		
<b>Current / Future Downtown Incentive Program</b>					

<b>UNCLAIMED T.I.F. DOLLARS</b>	<b>\$ 165,326</b>	<b>\$ 22,394</b>	<b>\$ 23,420</b>	<b>\$ 27,894</b>	<b>\$ 27,894</b>
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TIF Value Future Growth-Building Completed In Calendar Year:	2020	2021	2022	2023	2024
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
<b>Total Future Value</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Valuation Growth Factor	-83.524%	0.000%	0.000%	0.000%	0.000%

SPEER FINANCIAL, INC.

October 4, 2022



# 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 21-22 1/1/2020	FY 22-23 1/1/2021	FY 23-24 1/1/2022	FY 24-25 1/1/2023	FY 25-26 1/1/2024

**TIF Value Existing**

<b>TIF Captured Value (Commercial Property @ 100%)</b>	\$7,493,016	\$5,446,921	\$5,501,390	\$5,556,404	\$5,611,968
Commercial Property Rollback %	90.000%	90.000%	90.000%	90.000%	90.000%
<b>TIF Captured Value (Commercial Property Rollback Value)</b>	\$6,743,714	\$4,902,229	\$4,951,251	\$5,000,764	\$5,050,771
<b>TIF Industrial Property @ 100%</b>	\$2,021,924	\$4,031,143	\$4,071,454	\$4,112,169	\$4,153,291
Industrial Property Rollback %	90.000%	90.000%	90.000%	90.000%	90.000%
<b>TIF Captured Value (Industrial Property Rollback Value)</b>	\$1,819,732	\$3,628,029	\$3,664,309	\$3,700,952	\$3,737,962
<b>TIF Personal Property/Agricultural @ 100%</b>	\$31,156	\$27,756	\$28,034	\$28,314	\$28,597
<b>TIF Captured Value (Residential Property 100 % Value)</b>	\$783,067	\$876,716	\$885,483	\$894,338	\$903,281
Residential Property Rollback %	56.4094%	54.1302%	54.1302%	54.1302%	54.1302%
<b>TIF Captured Value (Residential Property Rollback Value)</b>	\$441,723	\$474,568	\$479,314	\$484,107	\$488,948
<b>TIF Captured Value (Multi-Residential Property 100 % Value)</b>	\$1,913,810	\$2,012,350	\$2,032,474	\$2,032,474	\$2,032,474
Multi-Residential Property Rollback %	67.5000%	63.7500%	63.7500%	63.7500%	63.7500%
<b>TIF Captured Value (Multi-Residential Property Rollback Value)</b>	\$1,291,822	\$1,282,873	\$1,295,702	\$1,295,702	\$1,295,702

<b>Total TIF Property Value (Taxable)</b>	<b>\$10,328,147</b>	<b>\$10,315,455</b>	<b>\$10,418,609</b>	<b>\$10,509,838</b>	<b>\$10,601,980</b>
Rate/Thousand	\$35.307	\$34.879	\$34.879	\$34.879	\$34.879
<b>Total TIF Revenue (Taxable Value x Rate/Thousand)</b>	<b>\$ 364,652.38</b>	<b>\$ 359,791.41</b>	<b>\$ 363,389.32</b>	<b>\$ 366,571.29</b>	<b>\$ 369,785.08</b>

<b>Total TIF Dollars</b>	<b>\$ 364,652.38</b>	<b>\$ 359,791.41</b>	<b>\$ 363,389.32</b>	<b>\$ 366,571.29</b>	<b>\$ 369,785.08</b>
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<b>Current / Future Debt Service Requirements GO Obligations</b>					
Current / Future TIF Rebate Obligations		\$ 98,948.46	\$ 93,090.26	\$ 93,090.26	\$ 93,090.26
<b>Current / Future TIF L.M.I Obligations</b>					

<b>UNCLAIMED T.I.F. DOLLARS</b>	<b>\$ 364,652</b>	<b>\$ 260,843</b>	<b>\$ 270,299</b>	<b>\$ 273,481</b>	<b>\$ 276,695</b>
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TIF Value Future Growth-Building Completed In Calendar Year:	2020	2021	2022	2023	2024
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
<b>Total Future Value</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Valuation Growth Factor	-0.123%	1.000%	1.000%	1.000%	1.000%



# 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 21-22 1/1/2020	#2 FY 22-23 1/1/2021	#3 FY 23-24 1/1/2022	#4 FY 24-25 1/1/2023	#5 FY 25-26 1/1/2024
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**TIF Value Existing**

<b>TIF Captured Value (Commercial Property @ 100%)</b>	\$0	\$0	\$0	\$0	\$0
Commercial Property Rollback %	90.000%	90.000%	90.000%	90.000%	90.000%
<b>TIF Captured Value (Commercial Property Rollback Value)</b>	\$0	\$0	\$0	\$0	\$0

<b>TIF Industrial Property @ 100%</b>	\$22,117,080	\$22,117,080	\$22,117,080	\$22,117,080	\$22,117,080
Industrial Property Rollback %	90.000%	90.000%	90.000%	90.000%	90.000%
<b>TIF Captured Value (Industrial Property Rollback Value)</b>	\$19,905,372	\$19,905,372	\$19,905,372	\$19,905,372	\$19,905,372

<b>TIF Personal Property/Agricultural @ 100%</b>	\$0	\$0	\$0	\$0	\$0
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<b>TIF Captured Value (Residential Property 100 % Value)</b>	\$0	\$0	\$0	\$0	\$0
Residential Property Rollback %	56.4094%	54.1302%	54.1302%	54.1302%	54.1302%
<b>TIF Captured Value (Residential Property Rollback Value)</b>	\$0	\$0	\$0	\$0	\$0

<b>TIF Captured Value (Multi-Residential Property 100 % Value)</b>	\$0	\$0	\$0	\$0	\$0
Multi-Residential Property Rollback %	67.5000%	63.7500%	63.7500%	63.7500%	63.7500%
<b>TIF Captured Value (Multi-Residential Property Rollback Value)</b>	\$0	\$0	\$0	\$0	\$0

<b>Total TIF Property Value (Taxable)</b>	\$19,905,372	\$19,905,372	\$19,905,372	\$19,905,372	\$19,905,372
Rate/Thousand	\$35.307	\$34.879	\$34.879	\$34.879	\$34.879
<b>Total TIF Revenue (Taxable Value x Rate/Thousand)</b>	\$ 702,791.01	\$ 694,276.88	\$ 694,276.88	\$ 694,276.88	\$ 694,276.88

<b>Total TIF Dollars</b>	\$ 702,791.01	\$ 694,276.88	\$ 694,276.88	\$ 694,276.88	\$ 694,276.88
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Current / Future Debt Service Requirements GO Obligations (2016A)	\$ 555,600.00	\$ 554,600.00	\$ 552,000.00	\$ 547,740.00	\$ 546,760.00
Current / Future Debt Service Requirements GO Obligations (2016B)	\$ 107,902.50	\$ 106,602.50	\$ 30,202.50	\$ 44,790.00	\$ 44,130.00
Current / Future TIF Rebate Obligations - East Penn Manuf NTE \$3,340,000 (after debt)					
Current / Future TIF Interfund Loans ( \$590,297.51 Total)	\$ 39,289.00	\$ 33,074.00	\$ 112,074.00	\$ 101,747.00	\$ 103,387.00

<b>UNCLAIMED T.I.F. DOLLARS</b>	\$ (0)	\$ 0	\$ 0	\$ (0)	\$ (0)
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TIF Value Future Growth-Building Completed In Calendar Year:	2019	2020	2021	2022	2023
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
<b>Total Future Value</b>	\$0	\$0	\$0	\$0	\$0
Valuation Growth Factor	0.000%	0.000%	0.000%	0.000%	0.000%

