

# Annual Urban Renewal Report, Fiscal Year 2022 - 2023

## 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	9
OELWEIN JAMES DEVELOPMENT URBAN RENEWAL	33009	1
OELWEIN CENTRAL URBAN RENEWAL	33012	2

**TIF Debt Outstanding: 10,314,215**

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<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:</b>	<b>441,183</b>	<b>0</b>	<b>Amount of 07-01-2022 Cash Balance Restricted for LMI</b>
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TIF Revenue:	823,598
TIF Sp. Revenue Fund Interest:	7,927
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>831,525</b>

Rebate Expenditures:	95,633
Non-Rebate Expenditures:	811,703
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>907,336</b>

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<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:</b>	<b>365,372</b>	<b>0</b>	<b>Amount of 06-30-2023 Cash Balance Restricted for LMI</b>
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**Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 9,041,507**

**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	92,781
OELWEIN CITY/OELWEIN SCH/FORSYTH/OELWEIN UR2 TIF INCREM.	330197	330198	1,423,834
OELWEIN CITY/OELWEIN SCH/DEAN'S HONDA/OELWEIN UR2 TIF INCREM.	330221	330222	357,720
OELWEIN CITY/OELWEIN SCH/EAST PENN/OELWEIN UR2 TIF INCREM.	330227	330228	20,002,725
OELWEIN CITY/OELWEIN SCH/BOULDERS INN/OELWEIN UR2 TIF INCREM	330231	330232	806,630

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	133,610	1,347,940	8,569,901	28,042,070	0	-3,704	38,246,750	0	38,246,750
Taxable	118,967	729,640	7,712,911	25,237,863	0	-3,704	33,895,722	0	33,895,722
Homestead Credits									8

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:** **226,433** **0** **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 791,180  
 TIF Sp. Revenue Fund Interest: 7,927  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 799,107**

Rebate Expenditures: 93,507  
 Non-Rebate Expenditures: 661,703  
 Returned to County Treasurer: 0  
**Total Expenditures: 755,210**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:** **270,330** **0** **Amount of 06-30-2023 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

### Midwest Motorcycles Inc/Deans Honda

Description:	New building
Classification:	Commercial - retail
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:	319,452
Interest:	0
Total:	319,452
Annual Appropriation?:	Yes
Date Incurred:	06/27/2011
FY of Last Payment:	2024

### Motorcycles Midwest, Inc./Deans Honda

Debt/Obligation Type:	Rebates
Principal:	43,598
Interest:	0
Total:	43,598
Annual Appropriation?:	Yes
Date Incurred:	12/23/2013
FY of Last Payment:	2023

### 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:	3,000,000
Interest:	403,800
Total:	3,403,800
Annual Appropriation?:	Yes
Date Incurred:	01/25/2016
FY of Last Payment:	2028

### 2016B GO Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	365,000
Interest:	30,015
Total:	395,015
Annual Appropriation?:	No
Date Incurred:	09/22/2016
FY of Last Payment:	2029

### 2016C GO Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0

Total:	0
Annual Appropriation?:	Yes
Date Incurred:	09/22/2016
FY of Last Payment:	2020

### **Boulders Inn**

Debt/Obligation Type:	Rebates
Principal:	297,780
Interest:	0
Total:	297,780
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

### **2016C GO Bond**

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	09/22/2016
FY of Last Payment:	2020

### **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:	106,570
Interest:	0
Total:	106,570
Annual Appropriation?:	Yes
Date Incurred:	12/14/2020
FY of Last Payment:	2033

### **HyVee Dollar Fresh**

Debt/Obligation Type:	Rebates
Principal:	400,000
Interest:	0
Total:	400,000
Annual Appropriation?:	Yes
Date Incurred:	10/12/2020
FY of Last Payment:	2034

### **B R Development Kwik Star**

Debt/Obligation Type:	Rebates
Principal:	350,000
Interest:	0
Total:	350,000
Annual Appropriation?:	Yes
Date Incurred:	05/11/2020
FY of Last Payment:	2034

## Non-Rebates For OELWEIN #2 URBAN RENEWAL

TIF Expenditure Amount:	555,100
Tied To Debt:	2016A GO Bond
Tied To Project:	East Penn Manufacturing

TIF Expenditure Amount:	106,603
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:	49,661
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

### 2645 S Frederick Ave

TIF Expenditure Amount:	12,476
Rebate Paid To:	Motorcycles Widwest/Deans Honda
Tied To Debt:	Motorcycles Midwest, Inc./Deans Honda
Tied To Project:	Midwest Motorcycles Inc/Deans Honda
Projected Final FY of Rebate:	2026

### 421 Rock Island Rd

TIF Expenditure Amount:	28,134
Rebate Paid To:	Boulders Inn
Tied To Debt:	Boulders Inn
Tied To Project:	Boulders Inn
Projected Final FY of Rebate:	2029

### 1001 Industrial Park Rd

TIF Expenditure Amount:	3,236
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:	0
Rebate Paid To:	HyVee Dollar Fresh
Tied To Debt:	HyVee Dollar Fresh
Tied To Project:	HyVee Dollar Fresh
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

**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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	827,100	5,589,011	3,482,450	0	-3,704	10,051,790	0	10,051,790
Taxable	0	447,708	5,030,110	3,134,205	0	-3,704	8,708,364	0	8,708,364
Homestead Credits									6

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	3,741,586	6,313,908	0	6,313,908	220,222

FY 2023 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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	133,610	0	0	0	0	0	133,610	0	133,610
Taxable	118,967	0	0	0	0	0	118,967	0	118,967
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	107,854	25,756	0	25,756	580

FY 2023 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: 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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	520,840	367,040	0	0	0	887,880	0	887,880
Taxable	0	281,932	330,336	0	0	0	612,268	0	612,268
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	278,660	609,220	0	609,220	14,115

FY 2023 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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,176,380	0	0	0	1,176,380	0	1,176,380
Taxable	0	0	1,058,742	0	0	0	1,058,742	0	1,058,742
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	971,850	204,530	0	204,530	7,134

FY 2023 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/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 - 1/1/2021 for FY 2023**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	576,550	0	0	576,550	0	576,550
Taxable	0	0	0	518,895	0	0	518,895	0	518,895
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	473,460	103,090	92,781	10,309	360

FY 2023 TIF Revenue Received: 3,236

**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 - 1/1/2021 for FY 2023**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	1,757,820	0	0	1,757,820	0	1,757,820
Taxable	0	0	0	1,582,038	0	0	1,582,038	0	1,582,038
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	16,420	1,582,038	1,423,834	158,204	5,518

FY 2023 TIF Revenue Received: 49,661

**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	<b>UR Designation</b>
FY TIF Revenue First Received:	2017	Slum No
Subject to a Statutory end date?	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	441,630	0	0	0	441,630	0	441,630
Taxable	0	0	397,467	0	0	0	397,467	0	397,467
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	36,360	397,467	357,720	39,747	1,386

FY 2023 TIF Revenue Received: 12,476

**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	<b>UR Designation</b>
FY TIF Revenue First Received:	2019	Slum No
Subject to a Statutory end date?	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	22,225,250	0	0	22,225,250	0	22,225,250
Taxable	0	0	0	20,002,725	0	0	20,002,725	0	20,002,725
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	108,170	20,002,725	20,002,725	0	0

FY 2023 TIF Revenue Received: 697,673

**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	<b>UR Designation</b>
FY TIF Revenue First Received:	0	Slum No
Subject to a Statutory end date?	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	995,840	0	0	0	995,840	0	995,840
Taxable	0	0	896,256	0	0	0	896,256	0	896,256
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	21,530	896,256	806,630	89,626	3,126

FY 2023 TIF Revenue Received: 28,134

**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 - 1/1/2021 for FY 2023**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	1,915,560	0	1,915,560
Taxable	0	0	0	0	0	0	1,221,170	0	1,221,170
Homestead Credits									0

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

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 06-30-2023:** 0      **Amount of 06-30-2023 Cash Balance Restricted for LMI** 0

**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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	1,915,560	0	1,915,560
Taxable	0	0	0	0	0	0	1,221,170	0	1,221,170
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	1,750	1,221,170	0	1,221,170	42,593

FY 2023 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	828,356
OELWEIN CITY/OELWEIN SCH/PERFORMANCE REHAB/OELWEIN CENTRAL UR INCREM	330229	330230	60,954

**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	625,450	14,269,632	803,540	0	-3,704	16,806,323	0	16,806,323
Taxable	0	338,558	12,842,671	723,186	0	-3,704	14,609,233	0	14,609,233
Homestead Credits									6

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:** **214,750** **0** **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 32,418  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 32,418**

Rebate Expenditures: 2,126  
 Non-Rebate Expenditures: 150,000  
 Returned to County Treasurer: 0  
**Total Expenditures: 152,126**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:** **95,042** **0** **Amount of 06-30-2023 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:	No

### Downtown 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

## 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:	17,703
Interest:	0
Total:	17,703
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:	150,000
Interest:	0
Total:	150,000
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:	75,000
Interest:	0
Total:	75,000
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

## 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: Downtown Improvements Grant

TIF Expenditure Amount: 0  
 Tied To Debt: LOST Yr 2 2018 Transfer  
 Downtown Business Grant  
 Tied To Project: Downtown Improvements Grant

TIF Expenditure Amount: 0  
 Tied To Debt: LOST Yr 3 2019 Transfer  
 Downtown Business Grant  
 Tied To Project: Downtown Improvements Grant

TIF Expenditure Amount: 0  
 Tied To Debt: LOST Yr 4 2020 Transfer  
 Downtown Business Grant  
 Tied To Project: Downtown Improvements Grant

TIF Expenditure Amount: 150,000  
 Tied To Debt: LOST Yr 5 2021 Transfer  
 Downtown Business Grant  
 Tied To Project: Downtown Improvements Grant

TIF Expenditure Amount: 0  
 Tied To Debt: LOST Yr 6 2022 Transfer  
 Downtown Business Grant  
 Tied To Project: Downtown Improvements Grant

TIF Expenditure Amount: 0  
 Tied To Debt: LOST Yr 7 2023 Transfer  
 Downtown Business Grant  
 Tied To Project: Downtown Improvements Grant

## Rebates For OELWEIN CENTRAL URBAN RENEWAL

### 204 E Charles

TIF Expenditure Amount:	2,126
Rebate Paid To:	Performance Rehab
Tied To Debt:	Performance Rehab
Tied To Project:	Performance Rehab
Projected Final FY of Rebate:	2024

**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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	625,450	14,061,272	803,540	0	-3,704	16,597,963	0	16,597,963
Taxable	0	338,558	12,655,147	723,186	0	-3,704	14,421,709	0	14,421,709
Homestead Credits									6

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	15,681,270	920,397	828,356	92,041	3,210

FY 2023 TIF Revenue Received: 30,292

**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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	208,360	0	0	0	208,360	0	208,360
Taxable	0	0	187,524	0	0	0	187,524	0	187,524
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	106,770	101,590	60,954	40,636	1,417

FY 2023 TIF Revenue Received: 2,126