

Annual Urban Renewal Report, Fiscal Year 2018 - 2019

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	8
OELWEIN JAMES DEVELOPMENT URBAN RENEWAL	33009	1
OELWEIN CENTRAL URBAN RENEWAL	33012	1

TIF Debt Outstanding: 12,221,619

TIF Sp. Rev. Fund Cash Balance as of 07-01-2018: 0 0 **Amount of 07-01-2018 Cash Balance Restricted for LMI**

TIF Revenue:	320,501
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	320,501

Rebate Expenditures:	60,874
Non-Rebate Expenditures:	71,905
Returned to County Treasurer:	0
Total Expenditures:	132,779

TIF Sp. Rev. Fund Cash Balance as of 06-30-2019: 187,722 0 **Amount of 06-30-2019 Cash Balance Restricted for LMI**

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 11,901,118

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	33108	33109	0
OELWEIN CITY AG/OELWEIN SCH/OELWEIN UR2 TIF INCREM	33110	33111	0
JEFFERSON TWP/OELWEIN SCH/OELWEIN UR2 TIF INCREM	33112	33113	0
OELWEIN CITY/OELWEIN SCH/CITY LAUNDERING/OELWEIN UR2 TIF INCREM.	33193	33194	0
OELWEIN CITY/OELWEIN SCH/BLESSINGS/OELWEIN UR2 TIF INCREM.	33195	33196	0
OELWEIN CITY/OELWEIN SCH/FORSYTH/OELWEIN UR2 TIF INCREM.	33197	33198	1,423,239
OELWEIN CITY/OELWEIN SCH/DEAN'S HONDA/OELWEIN UR2 TIF INCREM.	33221	33222	428,449
OELWEIN CITY/OELWEIN SCH/EAST PENN/OELWEIN UR2 TIF INCREM.	33227	33228	5,710,086

Urban Renewal Area Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	196,540	1,049,760	7,788,860	12,092,700	0	-3,704	21,322,614	0	21,322,614
Taxable	107,011	583,885	7,009,974	10,883,430	0	-3,704	18,736,882	0	18,736,882
Homestead Credits									9

TIF Sp. Rev. Fund Cash Balance as of 07-01-2018: **0** **0** **Amount of 07-01-2018 Cash Balance Restricted for LMI**

TIF Revenue:	248,596
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	248,596

Rebate Expenditures:	60,874
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	60,874

TIF Sp. Rev. Fund Cash Balance as of 06-30-2019: **187,722** **0** **Amount of 06-30-2019 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

Debts/Obligations For OELWEIN #2 URBAN RENEWAL

Forsyth Management Company, LLC

Debt/Obligation Type:	Rebates
Principal:	511,014
Interest:	0
Total:	511,014
Annual Appropriation?:	Yes
Date Incurred:	06/27/2011
FY of Last Payment:	2024

Motorcycles Midwest, Inc./Deans Honda

Debt/Obligation Type:	Rebates
Principal:	103,315
Interest:	0
Total:	103,315
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:	4,300,000
Interest:	911,910
Total:	5,211,910
Annual Appropriation?:	Yes
Date Incurred:	01/25/2016
FY of Last Payment:	2028

2016B GO Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	710,000
Interest:	67,875
Total:	777,875
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:	12,661
Total:	12,661
Annual Appropriation?:	Yes
Date Incurred:	09/22/2016
FY of Last Payment:	2020

Boulders Inn

Debt/Obligation Type:	Rebates
Principal:	395,000
Interest:	0
Total:	395,000
Annual Appropriation?:	Yes
Date Incurred:	05/30/2017
FY of Last Payment:	2030

Water Fund Loan

Debt/Obligation Type:	Internal Loans
Principal:	382,770
Interest:	0
Total:	382,770
Annual Appropriation?:	No
Date Incurred:	12/01/2016
FY of Last Payment:	2030

2016C GO Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	18,205
Interest:	0
Total:	18,205
Annual Appropriation?:	Yes
Date Incurred:	09/22/2016
FY of Last Payment:	2020

Water Fund Loan

Debt/Obligation Type:	Internal Loans
Principal:	207,527
Interest:	0
Total:	207,527
Annual Appropriation?:	No
Date Incurred:	12/01/2018
FY of Last Payment:	2030

Rebates For OELWEIN #2 URBAN RENEWAL

1007 Industrial Park Dr.

TIF Expenditure Amount:	46,789
Rebate Paid To:	Forsythe Management Co.
Tied To Debt:	Forsyth Management Company, LLC
Tied To Project:	Forsyth Management Co., LLC
Projected Final FY of Rebate:	2024

2645 S Frederick Ave

TIF Expenditure Amount:	14,085
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:	2023

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: 33109
 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 - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	636,100	5,753,320	3,542,210	0	-3,704	10,126,384	0	10,126,384
Taxable	0	353,803	5,177,988	3,187,989	0	-3,704	8,872,362	0	8,872,362
Homestead Credits									6

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	3,741,586	6,388,502	0	6,388,502	210,025

FY 2019 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: 33111
 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 - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	196,540	0	0	0	0	0	196,540	0	196,540
Taxable	107,011	0	0	0	0	0	107,011	0	107,011
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	107,854	88,686	0	88,686	1,950

FY 2019 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: 33113

TIF Taxing District Base Year:	1990	UR Designation	
FY TIF Revenue First Received:		Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	No

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	413,660	305,290	0	0	0	718,950	0	718,950
Taxable	0	230,082	274,761	0	0	0	504,843	0	504,843
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	278,660	440,290	0	440,290	9,917

FY 2019 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:	33194	UR Designation	
TIF Taxing District Base Year:	2004	Slum	02/1991
FY TIF Revenue First Received:	2008	Blighted	02/1991
Subject to a Statutory end date?	Yes	Economic Development	02/1991
Fiscal year this TIF Taxing District statutorily ends:	2014		

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,201,300	0	0	0	1,201,300	0	1,201,300
Taxable	0	0	1,081,170	0	0	0	1,081,170	0	1,081,170
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	971,850	229,450	0	229,450	7,543

FY 2019 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/BLESSINGS/OELWEIN UR2 TIF INCREM.
 TIF Taxing District Inc. Number: 33196
 TIF Taxing District Base Year: 2008
 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 - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	448,850	0	0	448,850	0	448,850
Taxable	0	0	0	403,965	0	0	403,965	0	403,965
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	426,070	22,780	0	22,780	749

FY 2019 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/FORSYTH/OELWEIN UR2 TIF INCREM.
 TIF Taxing District Inc. Number: 33198
 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 - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	1,757,100	0	0	1,757,100	0	1,757,100
Taxable	0	0	0	1,581,390	0	0	1,581,390	0	1,581,390
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	16,420	1,581,390	1,423,239	158,151	5,199

FY 2019 TIF Revenue Received: 46,789

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:	33222	
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 - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	528,950	0	0	0	528,950	0	528,950
Taxable	0	0	476,055	0	0	0	476,055	0	476,055
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	36,360	476,055	428,449	47,606	1,565

FY 2019 TIF Revenue Received: 14,085

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:	33228	
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 - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	6,344,540	0	0	6,344,540	0	6,344,540
Taxable	0	0	0	5,710,086	0	0	5,710,086	0	5,710,086
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	108,170	5,710,086	5,710,086	0	0

FY 2019 TIF Revenue Received: 187,722

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
33165	33166	0

OELWEIN CITY/OELWEIN SCH/OELWEIN JAMES DEV UR TIF INCREM

Urban Renewal Area Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	1,564,000	0	1,564,000
Taxable	0	0	0	0	0	0	1,231,651	0	1,231,651
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2018: 0 **Amount of 07-01-2018 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 06-30-2019: 0 **Amount of 06-30-2019 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: 33166
 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 - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	1,564,000	0	1,564,000
Taxable	0	0	0	0	0	0	1,231,651	0	1,231,651
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	1,750	1,231,651	0	1,231,651	40,491

FY 2019 TIF Revenue Received: 0

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	33173	33174	2,191,744

Urban Renewal Area Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	708,330	15,186,609	1,136,560	0	-3,704	17,964,460	0	17,964,460
Taxable	0	393,976	13,667,949	1,022,904	0	-3,704	15,818,746	0	15,818,746
Homestead Credits									6

TIF Sp. Rev. Fund Cash Balance as of 07-01-2018: **0** **0** **Amount of 07-01-2018 Cash Balance Restricted for LMI**

TIF Revenue:	71,905
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	71,905

Rebate Expenditures:	0
Non-Rebate Expenditures:	71,905
Returned to County Treasurer:	0
Total Expenditures:	71,905

TIF Sp. Rev. Fund Cash Balance as of 06-30-2019: **0** **0** **Amount of 06-30-2019 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:	No

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:	1,006,342
Interest:	0
Total:	1,006,342
Annual Appropriation?:	No
Date Incurred:	04/11/2005
FY of Last Payment:	2022

Peformance Rehab

Debt/Obligation Type:	Rebates
Principal:	30,000
Interest:	0
Total:	30,000
Annual Appropriation?:	Yes
Date Incurred:	07/11/2017
FY of Last Payment:	2024

LOST Transfer Downtown Businesses

Debt/Obligation Type:	Other Debt
Principal:	75,000
Interest:	0
Total:	75,000
Annual Appropriation?:	Yes
Date Incurred:	09/10/2018
FY of Last Payment:	2024

LOST Transfer Downtown Business Grant

Debt/Obligation Type:	Other Debt
Principal:	75,000
Interest:	0
Total:	75,000
Annual Appropriation?:	Yes
Date Incurred:	11/26/2018
FY of Last Payment:	2025

LOST Transfer Downtown Business Grant

Debt/Obligation Type:	Other Debt
Principal:	75,000
Interest:	0
Total:	75,000
Annual Appropriation?:	Yes
Date Incurred:	11/12/2019
FY of Last Payment:	2026

Non-Rebates For OELWEIN CENTRAL URBAN RENEWAL

TIF Expenditure Amount:	71,905
Tied To Debt:	2011 GO Bonds
Tied To Project:	Downtown Streetscape

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: 33174
 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 - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	708,330	15,186,609	1,136,560	0	-3,704	17,964,460	0	17,964,460
Taxable	0	393,976	13,667,949	1,022,904	0	-3,704	15,818,746	0	15,818,746
Homestead Credits									6

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	15,776,420	2,191,744	2,191,744	0	0

FY 2019 TIF Revenue Received: 71,905