

Annual Urban Renewal Report, Fiscal Year 2019 - 2020

Levy Authority Summary

Local Government Name: WAUKON
Local Government Number: 03G015

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
WAUKON URBAN RENEWAL	03001	23
WAUKON REEL CORE URBAN RENEWAL	03004	1

TIF Debt Outstanding: 5,006,452

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:		Amount of 07-01-2019 Cash Balance Restricted for LMI
	176,008	0
TIF Revenue:	610,325	
TIF Sp. Revenue Fund Interest:	0	
Property Tax Replacement Claims	0	
Asset Sales & Loan Repayments:	0	
Total Revenue:	610,325	
Rebate Expenditures:	93,114	
Non-Rebate Expenditures:	416,913	
Returned to County Treasurer:	0	
Total Expenditures:	510,027	

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:		Amount of 06-30-2020 Cash Balance Restricted for LMI
	276,306	0

**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance: 4,220,119**

Urban Renewal Area Data Collection

Local Government Name: WAUKON (03G015)
 Urban Renewal Area: WAUKON URBAN RENEWAL
 UR Area Number: 03001

UR Area Creation Date: 12/1990

UR Area Purpose: To promote the welfare of city residents through economic development and blight removal, including the acquisition and development of commercial and industrial sites to create new jobs and tax base and the construction of public improvements.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WAUKON CITY/ALLAMAKEE SCH/WAUKON TIF INCREM	030053	030054	22,194,855
WAUKON CITY AG/ALLAMAKEE SCH/WAUKON TIF INCREM	030055	030056	0
WAUKON CITY/ALLAMAKEE SCH/WAUKON TIF AMENDMENT 1996 INCREM	030064	030065	0
WAUKON CITY AG/ALLAMAKEE SCH/WAUKON TIF AMENDMENT 1996 INCREM	030066	030067	0
WAUKON CITY/ALLAMAKEE SCH/WAUKON 1997 TIF AMEND INCREM	030068	030069	0
WAUKON CITY AG/ALLAMAKEE SCH/WAUKON TIF AMENDMENT 1997 INCREM	030070	030071	0
WAUKON CITY/ALLAMAKEE SCH/WAUKON UR AMENDMENT (1998) INCREM	030075	030074	0
WAUKON CITY/ALLAMAKEE SCH/WAUKON SE UR RENEWAL AREA AMEND 2001 INCREM	030076	030077	0
WAUKON CITY AG/ALLAMAKEE SCH/WAUKON SE UR RENEWAL AREA AMEND 2001 INCREM	030078	030079	0
WAUKON CITY/ALLAMAKEE SCHOOL//SE UR AREA 2006 ADDITION INCR	030093	030094	0
WAUKON CITY AG/ALLAMAKEE SCHOOL//SE UR AREA 2006 ADDITION INCR	030095	030096	0
WAUKON CITY/ALLAMAKEE SCHOOL/WAUKON AMEND 2008 TIF INCREM	030099	030100	0
WAUKON CITY AG/ALLAMAKEE SCHOOL/WAUKON 1ST AMEND 2010 TIF INCREM	030101	030102	0
WAUKON CITY/ALLAMAKEE SCHOOL/WAUKON 2ND AMEND 2010 TIF INCREM	030103	030104	0
WAUKON CITY AG/ALLAMAKEE SCHOOL/WAUKON 2ND AMEND 2010 TIF INCREM	030105	030106	0
WAUKON CITY/ALLAMAKEE SCHOOL/WAUKON 3RD AMEND 2010 TIF INCREM	030107	030108	0
WAUKON CITY AG/ALLAMAKEE SCHOOL/WAUKON 3RD AMEND 2010 TIF INCREM	030109	030110	0
WAUKON CITY/ALLAMAKEE SCH/WAUKON 11TH AMEND LIBRARY TIF INCREM	030111	030112	0
WAUKON CITY/ALLAMAKEE SCH/WAUKON 2012 ADD TO SE URB RENEW AREA TIF INCREM	030113	030114	0
WAUKON CITY/ALLAMAKEE SCH/WAUKON SE UR REN PLAN 15TH AMENDMENT TIF INCREM	030115	030116	0
WAUKON CITY AG/ALLAMAKEE SCH/WAUKON SE UR REN PLAN 15TH AMENDMENT TIF INCREM	030117	030118	0
WAUKON CITY/ALLAMAKEE SCH/WAUKON 2015 ADD TO SE UR AREA INCREM	030119	030120	0
WAUKON CITY/ALLAMAKEE SCH/2018 ADDITION OT SE UR AREA INCREM	030121	030122	0

Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	393,500	49,984,700	33,507,085	6,299,900	0	-105,564	93,166,636	0	93,166,636
Taxable	220,881	28,450,303	30,156,378	5,669,910	0	-105,564	66,707,178	0	66,707,178
Homestead Credits									278

**TIF Sp. Rev. Fund Cash Balance
as of 07-01-2019:**

176,008

0

**Amount of 07-01-2019 Cash Balance
Restricted for LMI**

TIF Revenue:	610,325		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	610,325		
Rebate Expenditures:	93,114		
Non-Rebate Expenditures:	416,913		
Returned to County Treasurer:	0		
Total Expenditures:	510,027		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:	276,306	0	Amount of 06-30-2020 Cash Balance Restricted for LMI

Projects For WAUKON URBAN RENEWAL

Wellness Center

Description:	Construct Wellness Center / Community Center
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	No

Gundersen Medical Clinic

Description:	Construct Medical Clinic
Classification:	Commercial-Medical
Physically Complete:	Yes
Payments Complete:	No

2011 9th St SW - Utilities

Description:	Refinanced Construction Utilities
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Sports Field Improvement

Description:	Construct sports complex
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	Yes

Innovative Ag - 1

Description:	Tax Rebate
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	No

2011 Sports Field

Description:	Purchase of land
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	Yes

Police Facility

Description:	Clean-up of property
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Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	Yes

Fire Station

Description:	Construct new Fire Station
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

Aveka Loan Guaranty

Description:	Loan Guaranty for \$180,000 bag house
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Legal Fees - FY 2019

Description:	TIF District Legal Services
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Reel Core

Description:	Tax Rebate
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Innovative Ag- 2

Description:	Tax Rebate
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	No

Tennis Courts

Description:	Construct new tennis courts
	Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	Yes
Payments Complete:	No

Legal Fees- FY 2020

Description:	TIF District Legal Services
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

McMillan Property Expansion

Description:	Acquisition of blighted, demolition
Classification:	Acquisition of property
Physically Complete:	No
Payments Complete:	No

2020 Refunding & Corporate Purpose

Description:	Sports Complex, Utilities Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For WAUKON URBAN RENEWAL

2005 G. O. Bonds - Clinic

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	570,483
Interest:	84,290
Total:	654,773
Annual Appropriation?:	No
Date Incurred:	05/20/2005
FY of Last Payment:	2025

2011 G. O. Bonds / Utilities

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	12,946
Total:	12,946
Annual Appropriation?:	No
Date Incurred:	06/06/2011
FY of Last Payment:	2020

2011 G. O. Bonds / Sports Complex

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	1,040
Total:	1,040
Annual Appropriation?:	No
Date Incurred:	06/06/2011
FY of Last Payment:	2020

Innovative Ag Tax Rebate -1

Debt/Obligation Type:	Rebates
Principal:	992,079
Interest:	0
Total:	992,079
Annual Appropriation?:	No
Date Incurred:	06/14/2010
FY of Last Payment:	2022

2014 - Fire Station - \$70,000 Loan

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	35,000
Interest:	3,416
Total:	38,416
Annual Appropriation?:	No
Date Incurred:	06/02/2014
FY of Last Payment:	2024

2014 - Fire Station \$320,000 Loan

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	168,000
Interest:	0
Total:	168,000
Annual Appropriation?:	No
Date Incurred:	06/02/2014
FY of Last Payment:	2024

2014 - Fire Station \$360,000 Loan

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	168,000
Interest:	0
Total:	168,000
Annual Appropriation?:	No
Date Incurred:	06/02/2014
FY of Last Payment:	2024

Fire Station (Letter of Credit)

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	12,300
Total:	12,300
Annual Appropriation?:	No
Date Incurred:	06/02/2014
FY of Last Payment:	2024

Aveka - co-sign loan

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	04/20/2015
FY of Last Payment:	2020

2015 G.O. - Refunding of 2006 GO Wellness

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,590,000
Interest:	132,818
Total:	1,722,818
Annual Appropriation?:	No
Date Incurred:	10/20/2015
FY of Last Payment:	2026

Fire Station (Equalization Payment)

Debt/Obligation Type:	Internal Loans
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Principal:	0
Interest:	6,017
Total:	6,017
Annual Appropriation?:	No
Date Incurred:	06/02/2014
FY of Last Payment:	2024

Reel Core Tax Rebate

Debt/Obligation Type:	Rebates
Principal:	100,000
Interest:	0
Total:	100,000
Annual Appropriation?:	Yes
Date Incurred:	12/19/2017
FY of Last Payment:	2024

Innovative Ag Tax Rebate- 2

Debt/Obligation Type:	Rebates
Principal:	224,669
Interest:	0
Total:	224,669
Annual Appropriation?:	Yes
Date Incurred:	08/08/2014
FY of Last Payment:	2022

FY2019 Tennis Courts Project

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	05/20/2019
FY of Last Payment:	2020

FY 2020 Legal Fees

Debt/Obligation Type:	Internal Loans
Principal:	7,378
Interest:	0
Total:	7,378
Annual Appropriation?:	No
Date Incurred:	07/17/2019
FY of Last Payment:	2020

2020 G. O. Refunding

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	13,150
Interest:	0
Total:	13,150
Annual Appropriation?:	No

Date Incurred:	01/02/2020
FY of Last Payment:	2031

2020 G. O. Refunding- TIF % Sports

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	72,000
Interest:	3,176
Total:	75,176
Annual Appropriation?:	No
Date Incurred:	01/02/2020
FY of Last Payment:	2031

2020 G. O. Refunding- TIF % Utilities

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	718,000
Interest:	91,690
Total:	809,690
Annual Appropriation?:	No
Date Incurred:	01/02/2020
FY of Last Payment:	2031

Non-Rebates For WAUKON URBAN RENEWAL

TIF Expenditure Amount:	245,158
Tied To Debt:	2015 G.O. - Refunding of 2006 GO Wellness
Tied To Project:	Wellness Center
TIF Expenditure Amount:	12,946
Tied To Debt:	2011 G. O. Bonds / Utilities
Tied To Project:	2011 9th St SW - Utilities
TIF Expenditure Amount:	1,040
Tied To Debt:	2011 G. O. Bonds / Sports Complex
Tied To Project:	Sports Field Improvement
TIF Expenditure Amount:	8,141
Tied To Debt:	2014 - Fire Station - \$70,000 Loan
Tied To Project:	Fire Station
TIF Expenditure Amount:	32,000
Tied To Debt:	2014 - Fire Station \$320,000 Loan
Tied To Project:	Fire Station
TIF Expenditure Amount:	36,000
Tied To Debt:	2014 - Fire Station \$360,000 Loan
Tied To Project:	Fire Station
TIF Expenditure Amount:	800
Tied To Debt:	Fire Station (Letter of Credit)
Tied To Project:	Fire Station
TIF Expenditure Amount:	6,017
Tied To Debt:	Fire Station (Equalization Payment)
Tied To Project:	Fire Station
TIF Expenditure Amount:	7,378
Tied To Debt:	Reel Core Tax Rebate
Tied To Project:	Legal Fees- FY 2020
TIF Expenditure Amount:	10,954
Tied To Debt:	2020 G. O. Refunding- TIF % Sports
Tied To Project:	2020 Refunding & Corporate Purpose
TIF Expenditure Amount:	56,479
Tied To Debt:	2020 G. O. Refunding- TIF % Utilities
Tied To Project:	2020 Refunding & Corporate Purpose

Rebates For WAUKON URBAN RENEWAL

Innovative Ag

TIF Expenditure Amount:	54,596
Rebate Paid To:	Innovative Ag
Tied To Debt:	Innovative Ag Tax Rebate -1
Tied To Project:	Innovative Ag - 1
Projected Final FY of Rebate:	2022

Reel Core

TIF Expenditure Amount:	26,000
Rebate Paid To:	Reel Core
Tied To Debt:	Reel Core Tax Rebate
Tied To Project:	Reel Core
Projected Final FY of Rebate:	2024

Innovative Ag

TIF Expenditure Amount:	12,518
Rebate Paid To:	Innovative Ag
Tied To Debt:	Innovative Ag Tax Rebate- 2
Tied To Project:	Innovative Ag- 2
Projected Final FY of Rebate:	2024

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2020

TIF Taxing District Data Collection

Local Government Name: WAUKON (03G015)
 Urban Renewal Area: WAUKON URBAN RENEWAL (03001)
 TIF Taxing District Name: WAUKON CITY/ALLAMAKEE SCH/WAUKON TIF INCREM
 TIF Taxing District Inc. Number: 030054

TIF Taxing District Base Year: 1986
 FY TIF Revenue First Received: 1992
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	12/1990
Economic Development	12/1990

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	32,035,600	13,609,374	1,030,300	0	-70,376	48,010,424	0	48,010,424
Taxable	0	18,234,037	12,248,436	927,270	0	-70,376	32,393,516	0	32,393,516
Homestead Credits									167

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	13,869,739	32,393,516	22,194,855	10,198,661	297,163

FY 2020 TIF Revenue Received: 610,325

TIF Taxing District Data Collection

Local Government Name: WAUKON (03G015)
 Urban Renewal Area: WAUKON URBAN RENEWAL (03001)
 TIF Taxing District Name: WAUKON CITY AG/ALLAMAKEE SCH/WAUKON TIF INCREM
 TIF Taxing District Inc. Number: 030056

TIF Taxing District Base Year: 1986
 FY TIF Revenue First Received: 1992
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	12/1990
Economic Development	12/1990

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	67,000	0	0	0	0	0	67,000	0	67,000
Taxable	37,608	0	0	0	0	0	37,608	0	37,608
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	43,846	23,154	0	23,154	382

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WAUKON (03G015)
 Urban Renewal Area: WAUKON URBAN RENEWAL (03001)
 TIF Taxing District Name: WAUKON CITY/ALLAMAKEE SCH/WAUKON TIF AMENDMENT 1996 INCREM
 TIF Taxing District Inc. Number: 030065

TIF Taxing District Base Year:	1996	UR Designation
FY TIF Revenue First Received:	1998	Slum No
Subject to a Statutory end date?	No	Blighted No
		Economic Development 11/1996

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	285,500	5,374,600	0	0	-5,556	6,171,344	0	6,171,344
Taxable	0	162,501	4,837,140	0	0	-5,556	5,381,685	0	5,381,685
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	413,590	5,381,685	0	5,381,685	156,809

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WAUKON (03G015)
 Urban Renewal Area: WAUKON URBAN RENEWAL (03001)
 TIF Taxing District Name: WAUKON CITY AG/ALLAMAKEE SCH/WAUKON TIF AMENDMENT 1996 INCREM
 TIF Taxing District Inc. Number: 030067

TIF Taxing District Base Year:	1996	UR Designation
FY TIF Revenue First Received:	1998	Slum No
Subject to a Statutory end date?	No	Blighted No
		Economic Development 11/1996

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	156,300	0	0	0	0	0	156,300	0	156,300
Taxable	87,735	0	0	0	0	0	87,735	0	87,735
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	72,000	84,300	0	84,300	1,391

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WAUKON (03G015)
 Urban Renewal Area: WAUKON URBAN RENEWAL (03001)
 TIF Taxing District Name: WAUKON CITY/ALLAMAKEE SCH/WAUKON 1997 TIF AMEND INCREM
 TIF Taxing District Inc. Number: 030069

TIF Taxing District Base Year: 2001
 FY TIF Revenue First Received: 1999
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	02/1997

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,304,900	0	0	0	0	2,304,900	0	2,304,900
Taxable	0	1,311,903	0	0	0	0	1,311,903	0	1,311,903
Homestead Credits									7

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	1,852	1,311,903	0	1,311,903	38,226

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WAUKON (03G015)
 Urban Renewal Area: WAUKON URBAN RENEWAL (03001)
 TIF Taxing District Name: WAUKON CITY AG/ALLAMAKEE SCH/WAUKON TIF AMENDMENT 1997 INCREM

TIF Taxing District Inc. Number: 030071

TIF Taxing District Base Year: 1997
 FY TIF Revenue First Received: 1999
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	02/1997

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	52,200	0	0	0	0	0	52,200	0	52,200
Taxable	29,301	0	0	0	0	0	29,301	0	29,301
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	24,690	27,510	0	27,510	454

FY 2020 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name:	WAUKON (03G015)
Urban Renewal Area:	WAUKON URBAN RENEWAL (03001)
TIF Taxing District Name:	WAUKON CITY/ALLAMAKEE SCH/WAUKON UR AMENDMENT (1998) INCREM
TIF Taxing District Inc. Number:	030074
TIF Taxing District Base Year:	1998
FY TIF Revenue First Received:	2000
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	03/1998

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	0	0	0	0	0

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WAUKON (03G015)
Urban Renewal Area:	WAUKON URBAN RENEWAL (03001)
TIF Taxing District Name:	WAUKON CITY/ALLAMAKEE SCH/WAUKON SE UR RENEWAL AREA AMEND 2001 INCREM
TIF Taxing District Inc. Number:	030077
TIF Taxing District Base Year:	2001
FY TIF Revenue First Received:	2003
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2001

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	25,970	0	0	0	0

FY 2020 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name:	WAUKON (03G015)
Urban Renewal Area:	WAUKON URBAN RENEWAL (03001)
TIF Taxing District Name:	WAUKON CITY AG/ALLAMAKEE SCH/WAUKON SE UR RENEWAL AREA
AMEND 2001 INCREM	
TIF Taxing District Inc. Number:	030079
TIF Taxing District Base Year:	2001
FY TIF Revenue First Received:	2003
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2001

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	117,600	0	0	0	0	0	117,600	0	117,600
Taxable	66,012	0	0	0	0	0	66,012	0	66,012
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	44,580	66,012	0	66,012	1,089

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WAUKON (03G015)
Urban Renewal Area:	WAUKON URBAN RENEWAL (03001)
TIF Taxing District Name:	WAUKON CITY/ALLAMAKEE SCHOOL//SE UR AREA 2006 ADDITION INCR
TIF Taxing District Inc. Number:	030094
TIF Taxing District Base Year:	2005
FY TIF Revenue First Received:	2008
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2006

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	15,358,700	8,375,711	95,400	0	-27,780	24,966,720	0	24,966,720
Taxable	0	8,741,862	7,538,142	85,860	0	-27,780	17,211,605	0	17,211,605
Homestead Credits									103

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	18,857,845	6,136,655	0	6,136,655	178,807

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WAUKON (03G015)
Urban Renewal Area:	WAUKON URBAN RENEWAL (03001)
TIF Taxing District Name:	WAUKON CITY AG/ALLAMAKEE SCHOOL//SE UR AREA 2006 ADDITION INCR
TIF Taxing District Inc. Number:	030096
TIF Taxing District Base Year:	2005
FY TIF Revenue First Received:	2008
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2006

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	0	0	0	0	0

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WAUKON (03G015)
Urban Renewal Area:	WAUKON URBAN RENEWAL (03001)
TIF Taxing District Name:	WAUKON CITY/ALLAMAKEE SCHOOL/WAUKON AMEND 2008 TIF INCREM
TIF Taxing District Inc. Number:	030100
TIF Taxing District Base Year:	2007
FY TIF Revenue First Received:	2010
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2008

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	26,700	0	0	-1,852	24,848	0	24,848
Taxable	0	0	24,030	0	0	-1,852	22,178	0	22,178
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	24,700	2,000	0	2,000	58

FY 2020 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

TIF Taxing District Data Collection

Local Government Name: WAUKON (03G015)
 Urban Renewal Area: WAUKON URBAN RENEWAL (03001)
 TIF Taxing District Name: WAUKON CITY AG/ALLAMAKEE SCHOOL/WAUKON 1ST AMEND 2010 TIF INCREM
 TIF Taxing District Inc. Number: 030102
 TIF Taxing District Base Year: 2009
 FY TIF Revenue First Received: 2012
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2010

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	0	0	0	0	0

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WAUKON (03G015)
 Urban Renewal Area: WAUKON URBAN RENEWAL (03001)
 TIF Taxing District Name: WAUKON CITY/ALLAMAKEE SCHOOL/WAUKON 2ND AMEND 2010 TIF INCREM
 TIF Taxing District Inc. Number: 030104
 TIF Taxing District Base Year: 2009
 FY TIF Revenue First Received: 2012
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2010

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	5,837,400	0	0	0	5,837,400	0	5,837,400
Taxable	0	0	5,253,660	0	0	0	5,253,660	0	5,253,660
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	24,900	5,253,660	0	5,253,660	153,078

FY 2020 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

TIF Taxing District Data Collection

Local Government Name:	WAUKON (03G015)
Urban Renewal Area:	WAUKON URBAN RENEWAL (03001)
TIF Taxing District Name:	WAUKON CITY AG/ALLAMAKEE SCHOOL/WAUKON 2ND AMEND 2010 TIF INCREM
TIF Taxing District Inc. Number:	030106
TIF Taxing District Base Year:	2009
FY TIF Revenue First Received:	2012
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2010

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	0	0	0	0	0

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WAUKON (03G015)
Urban Renewal Area:	WAUKON URBAN RENEWAL (03001)
TIF Taxing District Name:	WAUKON CITY/ALLAMAKEE SCHOOL/WAUKON 3RD AMEND 2010 TIF INCREM
TIF Taxing District Inc. Number:	030108
TIF Taxing District Base Year:	2009
FY TIF Revenue First Received:	2012
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2010

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	0	0	0	0	0

FY 2020 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

TIF Taxing District Data Collection

Local Government Name:	WAUKON (03G015)
Urban Renewal Area:	WAUKON URBAN RENEWAL (03001)
TIF Taxing District Name:	WAUKON CITY AG/ALLAMAKEE SCHOOL/WAUKON 3RD AMEND 2010 TIF INCREM
TIF Taxing District Inc. Number:	030110
TIF Taxing District Base Year:	2009
FY TIF Revenue First Received:	2012
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2010

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	400	0	0	0	0	0	400	0	400
Taxable	225	0	0	0	0	0	225	0	225
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	200	200	0	200	4

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WAUKON (03G015)
Urban Renewal Area:	WAUKON URBAN RENEWAL (03001)
TIF Taxing District Name:	WAUKON CITY/ALLAMAKEE SCH/WAUKON 11TH AMEND LIBRARY TIF INCREM
TIF Taxing District Inc. Number:	030112
TIF Taxing District Base Year:	2011
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 - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	0	0	0	0	0

FY 2020 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name:	WAUKON (03G015)
Urban Renewal Area:	WAUKON URBAN RENEWAL (03001)
TIF Taxing District Name:	WAUKON CITY/ALLAMAKEE SCH/WAUKON 2012 ADD TO SE URB RENEW
AREA TIF INCREM	
TIF Taxing District Inc. Number:	030114
TIF Taxing District Base Year:	2012
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 - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	0	0	0	0	0

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WAUKON (03G015)
Urban Renewal Area:	WAUKON URBAN RENEWAL (03001)
TIF Taxing District Name:	WAUKON CITY/ALLAMAKEE SCH/WAUKON SE UR REN PLAN 15TH
AMENDMENT TIF INCREM	
TIF Taxing District Inc. Number:	030116
TIF Taxing District Base Year:	2014
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 - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	798,200	0	0	798,200	0	798,200
Taxable	0	0	0	718,380	0	0	718,380	0	718,380
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	48,700	718,380	0	718,380	20,932

FY 2020 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

TIF Taxing District Data Collection

Local Government Name:	WAUKON (03G015)
Urban Renewal Area:	WAUKON URBAN RENEWAL (03001)
TIF Taxing District Name:	WAUKON CITY AG/ALLAMAKEE SCH/WAUKON SE UR REN PLAN 15TH
AMENDMENT TIF INCREM	
TIF Taxing District Inc. Number:	030118
TIF Taxing District Base Year:	2014
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 - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	0	0	0	0	0

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WAUKON (03G015)
Urban Renewal Area:	WAUKON URBAN RENEWAL (03001)
TIF Taxing District Name:	WAUKON CITY/ALLAMAKEE SCH/WAUKON 2015 ADD TO SE UR AREA
INCREM	
TIF Taxing District Inc. Number:	030120
TIF Taxing District Base Year:	2014
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 - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	24,900	657,300	0	0	682,200	0	682,200
Taxable	0	0	22,410	591,570	0	0	613,980	0	613,980
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	77,110	605,090	0	605,090	17,631

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WAUKON (03G015)
Urban Renewal Area:	WAUKON URBAN RENEWAL (03001)
TIF Taxing District Name:	WAUKON CITY/ALLAMAKEE SCH/2018 ADDITION OT SE UR AREA INCREM
TIF Taxing District Inc. Number:	030122
TIF Taxing District Base Year:	2018
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 - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	258,400	3,718,700	0	0	3,977,100	0	3,977,100
Taxable	0	0	232,560	3,346,830	0	0	3,579,390	0	3,579,390
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	3,224,800	752,300	0	752,300	21,920

FY 2020 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: WAUKON (03G015)
 Urban Renewal Area: WAUKON REEL CORE URBAN RENEWAL
 UR Area Number: 03004
 UR Area Creation Date: 05/1993

UR Area Purpose: To promote the health, safety and general welfare of the residents of the City of Waukon through job creation and tax base development in Quandahl Industrial Park.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WAUKON CITY/ALLAMAKEE SCHOOL/REEL CORE TIF INCREM	030057	030058	0

Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:

0

0

Amount of 07-01-2019 Cash Balance Restricted for LMI

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

Rebate Expenditures: 0
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:

0

0

Amount of 06-30-2020 Cash Balance Restricted for LMI

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2020

TIF Taxing District Data Collection

Local Government Name: WAUKON (03G015)
 Urban Renewal Area: WAUKON REEL CORE URBAN RENEWAL (03004)
 TIF Taxing District Name: WAUKON CITY/ALLAMAKEE SCHOOL/REEL CORE TIF INCREM
 TIF Taxing District Inc. Number: 030058

TIF Taxing District Base Year: 1992
 FY TIF Revenue First Received: 1995
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	10/1993

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	406,100	0	0	0	0

FY 2020 TIF Revenue Received: 0