

Annual Urban Renewal Report, Fiscal Year 2019 - 2020

Levy Authority Summary

Local Government Name: PEOSTA
Local Government Number: 31G297

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
PEOSTA WEST DBQ IND PARK URBAN RENEWAL	31006	8

TIF Debt Outstanding: 1,795,181

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:	10,155	0	Amount of 07-01-2019 Cash Balance Restricted for LMI
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TIF Revenue:	152,305
TIF Sp. Revenue Fund Interest:	580
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	152,885

Rebate Expenditures:	153,116
Non-Rebate Expenditures:	8,047
Returned to County Treasurer:	0
Total Expenditures:	161,163

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:	1,877	0	Amount of 06-30-2020 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance: 1,632,141**

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Urban Renewal Area Data Collection

Local Government Name: PEOSTA (31G297)
 Urban Renewal Area: PEOSTA WEST DBQ IND PARK URBAN RENEWAL
 UR Area Number: 31006

UR Area Creation Date: 04/1989

UR Area Purpose: To provide incentives to attract new businesses and expand existing businesses and also provide resources to upgrade and maintain water, sewer and street infrastructure.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
PEOSTA CITY/WESTERN DBQ SCH/UR 13 INCREM	310096	310095	6,497,093
PEOSTA CITY AG/WESTERN DBQ SCH/UR13 INCREMENT	310157	310148	0
PEOSTA CITY/WESTERN DBQ SCH/UR 36 INCREM	310181	310182	0
PEOSTA CITY/WESTERN DBQ SCH/UR51 INCREMENT	310287	310288	0
PEOSTA CITY AG/WESTERN DBQ SCH/UR51 INCREMENT	310289	310290	0
PEOSTA CITY/WESTERN DBQ SCH/UR52 INCREMENT	310291	310292	0
PEOSTA CITY AG/WESTERN DBQ SCH/UR52 INCREMENT	310293	310294	0
PEOSTA CITY/WESTERN DBQ SCH/UR 107 INCREMENT	310519	310520	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	32,760,280	48,385,809	0	0	81,146,089	0	81,146,089
Taxable	0	0	29,484,252	43,547,228	0	0	73,031,480	0	73,031,480
Homestead Credits									0

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

10,155

0

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

TIF Revenue: 152,305
 TIF Sp. Revenue Fund Interest: 580
 Property Tax Replacement Claims 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 152,885

Rebate Expenditures: 153,116
 Non-Rebate Expenditures: 8,047
 Returned to County Treasurer: 0
Total Expenditures: 161,163

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

1,877

0

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

Projects For PEOSTA WEST DBQ IND PARK URBAN RENEWAL

Bodine Electric Development Agreement

Description:	Payments to Bodine for expansion project
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Berry Plastics Development Agreement

Description:	Payments to Berry Plastics for expansion project
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Fareway Stores, Inc.

Description:	Payments to Fareway to construct a new grocery store
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Penske Building Project

Description:	Payments to Trust to construct a new commercial building
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

Penske Infrastructure Project

Description:	Infrastructure for new commercial development
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Pat Simon Drive

Description:	Construction of new road to access wastewater treatment facility
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Administrative Expenses

Description:	Payment of incurred legal and admin expenditures related to the 2019 UR Plan Amendment
Classification:	Administrative expenses

Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For PEOSTA WEST DBQ IND PARK URBAN RENEWAL

Berry Plastics Rebate

Debt/Obligation Type:	Rebates
Principal:	266,700
Interest:	0
Total:	266,700
Annual Appropriation?:	Yes
Date Incurred:	10/23/2011
FY of Last Payment:	2024

Fareway Stores Rebate

Debt/Obligation Type:	Rebates
Principal:	781,355
Interest:	0
Total:	781,355
Annual Appropriation?:	Yes
Date Incurred:	03/22/2016
FY of Last Payment:	2038

Penske Building Rebate

Debt/Obligation Type:	Rebates
Principal:	84,000
Interest:	0
Total:	84,000
Annual Appropriation?:	Yes
Date Incurred:	09/24/2019
FY of Last Payment:	2023

Penske Building Infrastructure

Debt/Obligation Type:	Other Debt
Principal:	91,000
Interest:	0
Total:	91,000
Annual Appropriation?:	Yes
Date Incurred:	09/24/2019
FY of Last Payment:	2023

Pat Simon Drive Street Construction

Debt/Obligation Type:	Internal Loans
Principal:	350,000
Interest:	0
Total:	350,000
Annual Appropriation?:	No
Date Incurred:	07/09/2019
FY of Last Payment:	2024

Administrative Expenditures for Internal Loan/Property Tax Rebate & Infrastructure Project

Debt/Obligation Type:	Internal Loans
Principal:	8,047
Interest:	0
Total:	8,047
Annual Appropriation?:	No
Date Incurred:	11/29/2019
FY of Last Payment:	2020

Bodine Electric Rebate

Debt/Obligation Type:	Rebates
Principal:	214,079
Interest:	0
Total:	214,079
Annual Appropriation?:	Yes
Date Incurred:	09/20/2009
FY of Last Payment:	2022

Non-Rebates For PEOSTA WEST DBQ IND PARK URBAN RENEWAL

TIF Expenditure Amount:	4,218
Tied To Debt:	Administrative Expenditures for Internal Loan/Property Tax Rebate & Infrastructure Project
Tied To Project:	Pat Simon Drive
TIF Expenditure Amount:	3,829
Tied To Debt:	Administrative Expenditures for Internal Loan/Property Tax Rebate & Infrastructure Project
Tied To Project:	Penske Building Project

Rebates For PEOSTA WEST DBQ IND PARK URBAN RENEWAL

19225 Kapp Drive

TIF Expenditure Amount:	69,921
Rebate Paid To:	Bodine Electric
Tied To Debt:	Berry Plastics Rebate
Tied To Project:	Bodine Electric Development Agreement
Projected Final FY of Rebate:	2022

19101 Kapp Drive

TIF Expenditure Amount:	51,535
Rebate Paid To:	Berry Plastics
Tied To Debt:	Berry Plastics Rebate
Tied To Project:	Berry Plastics Development Agreement
Projected Final FY of Rebate:	2024

8400 NICC Drive

TIF Expenditure Amount:	31,660
Rebate Paid To:	Fareway Stores, Inc.
Tied To Debt:	Fareway Stores Rebate
Tied To Project:	Fareway Stores, Inc.
Projected Final FY of Rebate:	2038

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TIF Taxing District Data Collection

Local Government Name: PEOSTA (31G297)
 Urban Renewal Area: PEOSTA WEST DBQ IND PARK URBAN RENEWAL (31006)
 TIF Taxing District Name: PEOSTA CITY/WESTERN DBQ SCH/UR 13 INCREM
 TIF Taxing District Inc. Number: 310095
 TIF Taxing District Base Year: 1988
 FY TIF Revenue First Received: 1992
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2035

UR Designation	
Slum	No
Blighted	No
Economic Development	04/1989

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	32,760,280	48,385,809	0	0	81,146,089	0	81,146,089
Taxable	0	0	29,484,252	43,547,228	0	0	73,031,480	0	73,031,480
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	4,442,282	73,031,480	6,497,093	66,534,387	1,561,599

FY 2020 TIF Revenue Received: 152,305

TIF Taxing District Data Collection

Local Government Name: PEOSTA (31G297)
 Urban Renewal Area: PEOSTA WEST DBQ IND PARK URBAN RENEWAL (31006)
 TIF Taxing District Name: PEOSTA CITY AG/WESTERN DBQ SCH/UR13 INCREMENT
 TIF Taxing District Inc. Number: 310148
 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 - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0		0	0	0	0	0	0
Taxable	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	5,670	0	0	0	0

FY 2020 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: PEOSTA (31G297)
 Urban Renewal Area: PEOSTA WEST DBQ IND PARK URBAN RENEWAL (31006)
 TIF Taxing District Name: PEOSTA CITY/WESTERN DBQ SCH/UR 36 INCREM
 TIF Taxing District Inc. Number: 310182
 TIF Taxing District Base Year: 2000
 FY TIF Revenue First Received: 2004
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2035

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2001

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	12,527	0	0	0	0

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: PEOSTA (31G297)
 Urban Renewal Area: PEOSTA WEST DBQ IND PARK URBAN RENEWAL (31006)
 TIF Taxing District Name: PEOSTA CITY/WESTERN DBQ SCH/UR51 INCREMENT
 TIF Taxing District Inc. Number: 310288
 TIF Taxing District Base Year: 2006
 FY TIF Revenue First Received: 2011
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2035

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2007

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	101,300	0	0	0	0

FY 2020 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: PEOSTA (31G297)
 Urban Renewal Area: PEOSTA WEST DBQ IND PARK URBAN RENEWAL (31006)
 TIF Taxing District Name: PEOSTA CITY AG/WESTERN DBQ SCH/UR51 INCREMENT
 TIF Taxing District Inc. Number: 310290

TIF Taxing District Base Year: 2006
 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	131,207	0	0	0	0

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: PEOSTA (31G297)
 Urban Renewal Area: PEOSTA WEST DBQ IND PARK URBAN RENEWAL (31006)
 TIF Taxing District Name: PEOSTA CITY/WESTERN DBQ SCH/UR52 INCREMENT
 TIF Taxing District Inc. Number: 310292

TIF Taxing District Base Year: 2006
 FY TIF Revenue First Received:
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2035

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2007

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: PEOSTA (31G297)
 Urban Renewal Area: PEOSTA WEST DBQ IND PARK URBAN RENEWAL (31006)
 TIF Taxing District Name: PEOSTA CITY AG/WESTERN DBQ SCH/UR52 INCREMENT
 TIF Taxing District Inc. Number: 310294

TIF Taxing District Base Year: 2006
 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	2,238	0	0	0	0

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: PEOSTA (31G297)
 Urban Renewal Area: PEOSTA WEST DBQ IND PARK URBAN RENEWAL (31006)
 TIF Taxing District Name: PEOSTA CITY/WESTERN DBQ SCH/UR 107 INCREMENT
 TIF Taxing District Inc. Number: 310520

TIF Taxing District Base Year: 2015
 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	197,600	0	0	0	0

FY 2020 TIF Revenue Received: 0