

Annual Urban Renewal Report, Fiscal Year 2019 - 2020

Levy Authority Summary

Local Government Name: WAPELLO
Local Government Number: 58G562

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
WAPELLO FARMERS ELEVATOR URBAN RENEWAL	58002	5

TIF Debt Outstanding: 192,370

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:	3,398	0	Amount of 07-01-2019 Cash Balance Restricted for LMI
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TIF Revenue:	3,054
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	3,054

Rebate Expenditures:	983
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	983

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:	5,469	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: 185,918**

Urban Renewal Area Data Collection

Local Government Name: WAPELLO (58G562)
 Urban Renewal Area: WAPELLO FARMERS ELEVATOR URBAN RENEWAL
 UR Area Number: 58002

UR Area Creation Date: 10/1995

UR Area Purpose: To allow city leaders to encourage public/private investment in economic activities through the creation of a TIF District and assist in the creation of a better quality of life.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WAPELLO CITY/WAPELLO SCH/U R FARMERS ELEV INCREM	580062	580063	2,224
WAPELLO CITY/WAPELLO SCH/U R FARMERS ELEV/1 INCREM	580064	580065	41,476
WAPELLO CITY AG/WAPELLO SCH/U R FARMERS ELEV/2 INCREM	580066	580067	0
WAPELLO CITY/WAPELLO SCH/U R FARMERS ELEV/3A INCREM	580074	580075	10,940
WAPELLO CITY AG/WAPELLO SCH/U R FARMERS ELEV/3A INCREM	580076	580077	40

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	48,920	11,969,450	6,972,882	2,107,170	0	-16,668	21,134,519	0	21,134,519
Taxable	27,456	6,812,771	6,275,597	1,896,452	0	-16,668	15,035,182	0	15,035,182
Homestead Credits									59

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019: **3,398** **0** **Amount of 07-01-2019 Cash Balance Restricted for LMI**

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 TIF Sp. Revenue Fund Interest: 0
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 Asset Sales & Loan Repayments: 0
Total Revenue: 3,054

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 Returned to County Treasurer: 0
Total Expenditures: 983

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020: **5,469** **0** **Amount of 06-30-2020 Cash Balance Restricted for LMI**

Projects For WAPELLO FARMERS ELEVATOR URBAN RENEWAL

Shawn Maine dba Midwest Rods & Restoration

Description:	Development Agreement
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Midwest Classic Storage

Description:	Development Agreement
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

TKA Investments

Description:	Development Agreement
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Commerce Dr Water Main

Description:	Water Main
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For WAPELLO FARMERS ELEVATOR URBAN RENEWAL

Midwest Classic Storage

Debt/Obligation Type:	Rebates
Principal:	1,253
Interest:	0
Total:	1,253
Annual Appropriation?:	Yes
Date Incurred:	10/15/2015
FY of Last Payment:	2021

Shawn Maine dba Midwest Rods & Restoration

Debt/Obligation Type:	Rebates
Principal:	62
Interest:	0
Total:	62
Annual Appropriation?:	Yes
Date Incurred:	10/15/2015
FY of Last Payment:	2021

Commerce Dr Water Main

Debt/Obligation Type:	Internal Loans
Principal:	190,000
Interest:	0
Total:	190,000
Annual Appropriation?:	No
Date Incurred:	05/16/2019
FY of Last Payment:	2021

TKA Investments

Debt/Obligation Type:	Rebates
Principal:	1,055
Interest:	0
Total:	1,055
Annual Appropriation?:	Yes
Date Incurred:	09/20/2018
FY of Last Payment:	2025

Rebates For WAPELLO FARMERS ELEVATOR URBAN RENEWAL

937 100th St

TIF Expenditure Amount:	983
Rebate Paid To:	Midwest Storage
Tied To Debt:	Midwest Classic Storage
Tied To Project:	Midwest Classic Storage
Projected Final FY of Rebate:	2021

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TIF Taxing District Data Collection

Local Government Name: WAPELLO (58G562)
 Urban Renewal Area: WAPELLO FARMERS ELEVATOR URBAN RENEWAL (58002)
 TIF Taxing District Name: WAPELLO CITY/WAPELLO SCH/U R FARMERS ELEV INCREM
 TIF Taxing District Inc. Number: 580063
 TIF Taxing District Base Year: 1995
 FY TIF Revenue First Received: 1997
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2017

UR Designation	
Slum	No
Blighted	No
Economic Development	10/1995

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	72,680	2,772,413	132,942	0	0	2,978,035	0	2,978,035
Taxable	0	41,368	2,495,174	119,648	0	0	2,656,190	0	2,656,190
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	2,505,923	472,112	2,224	469,888	15,459

FY 2020 TIF Revenue Received: 124

TIF Taxing District Data Collection

Local Government Name: WAPELLO (58G562)
 Urban Renewal Area: WAPELLO FARMERS ELEVATOR URBAN RENEWAL (58002)
 TIF Taxing District Name: WAPELLO CITY/WAPELLO SCH/U R FARMERS ELEV/1 INCREM
 TIF Taxing District Inc. Number: 580065
 TIF Taxing District Base Year: 1997
 FY TIF Revenue First Received: 1999
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2023

UR Designation	
Slum	No
Blighted	No
Economic Development	08/1998

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	11,592,760	2,293,439	116,059	0	-16,668	14,038,355	0	14,038,355
Taxable	0	6,598,366	2,064,096	104,453	0	-16,668	8,789,821	0	8,789,821
Homestead Credits									57

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	3,302,459	8,789,821	41,476	8,748,345	287,811

FY 2020 TIF Revenue Received: 2,317

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TIF Taxing District Data Collection

Local Government Name: WAPELLO (58G562)
 Urban Renewal Area: WAPELLO FARMERS ELEVATOR URBAN RENEWAL (58002)
 TIF Taxing District Name: WAPELLO CITY AG/WAPELLO SCH/U R FARMERS ELEV/2 INCREM
 TIF Taxing District Inc. Number: 580067
 TIF Taxing District Base Year: 1997
 FY TIF Revenue First Received: 1999
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2023

UR Designation	
Slum	No
Blighted	No
Economic Development	08/1998

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	37,480	0	0	0	0	0	37,480	0	37,480
Taxable	21,034	0	0	0	0	0	21,034	0	21,034
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	115,004	0	0	0	0

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WAPELLO (58G562)
 Urban Renewal Area: WAPELLO FARMERS ELEVATOR URBAN RENEWAL (58002)
 TIF Taxing District Name: WAPELLO CITY/WAPELLO SCH/U R FARMERS ELEV/3A INCREM
 TIF Taxing District Inc. Number: 580075
 TIF Taxing District Base Year: 2000
 FY TIF Revenue First Received: 2002
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2026

UR Designation	
Slum	No
Blighted	No
Economic Development	07/2001

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	304,010	1,907,030	1,858,169	0	0	4,069,209	0	4,069,209
Taxable	0	173,037	1,716,327	1,672,351	0	0	3,561,715	0	3,561,715
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	1,751,360	2,317,849	10,940	2,306,909	75,895

FY 2020 TIF Revenue Received: 612

TIF Taxing District Data Collection

Local Government Name: WAPELLO (58G562)
 Urban Renewal Area: WAPELLO FARMERS ELEVATOR URBAN RENEWAL (58002)
 TIF Taxing District Name: WAPELLO CITY AG/WAPELLO SCH/U R FARMERS ELEV/3A INCREM
 TIF Taxing District Inc. Number: 580077
 TIF Taxing District Base Year: 2000
 FY TIF Revenue First Received: 2002
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2026

UR Designation	
Slum	No
Blighted	No
Economic Development	07/2001

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	11,440	0	0	0	0	0	11,440	0	11,440
Taxable	6,422	0	0	0	0	0	6,422	0	6,422
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	6,970	4,470	40	4,430	104

FY 2020 TIF Revenue Received: 1