

Annual Urban Renewal Report, Fiscal Year 2019 - 2020

Levy Authority Summary

Local Government Name: ROCK VALLEY
Local Government Number: 84G809

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
ROCK VALLEY URBAN RENEWAL	84009	1
ROCK VALLEY WESTVIEW URBAN RENEWAL	84043	1
ROCK VALLEY ROCK RIDGE URBAN RENEWAL	84064	1

TIF Debt Outstanding: 8,872,346

TIF Sp. Rev. Fund Cash Balance		Amount of 07-01-2019 Cash Balance
as of 07-01-2019:	0	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:	291,707
Non-Rebate Expenditures:	934,418
Returned to County Treasurer:	0
Total Expenditures:	1,226,125

TIF Sp. Rev. Fund Cash Balance		Amount of 06-30-2020 Cash Balance
as of 06-30-2020:	-1,226,125	Restricted for LMI

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 8,872,346

♣ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

Urban Renewal Area Data Collection

Local Government Name: ROCK VALLEY (84G809)
 Urban Renewal Area: ROCK VALLEY URBAN RENEWAL
 UR Area Number: 84009
 UR Area Creation Date: 11/1989

UR Area Purpose: To stimulate, through public involvement and commitment, private investments in development and the creation of a sound economic base that will serve as the foundation for future growth and development.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
ROCK VALLEY CITY/ROCK VALLEY SCH/UR/121 INCREM	840102	840103	46,443,711

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	31,459,390	24,827,880	4,894,690	0	-53,708	63,582,992	0	63,582,992
Taxable	0	17,906,047	22,345,094	4,405,221	0	-53,708	46,443,711	0	46,443,711
Homestead Credits									168

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: 126,831
 Non-Rebate Expenditures: 802,428
 Returned to County Treasurer: 0
Total Expenditures: 929,259

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

-929,259

0

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

Projects For ROCK VALLEY URBAN RENEWAL

Hi Way Chevy

Description:	New Showroom and Offices Rebate
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

Valley Machining

Description:	Addition to Factory Rebate
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Sewer Plant Enhancement

Description:	River Diffuser
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	No

14th Street Utilities

Description:	Water & Sewer Main
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

East Side Lift Stations

Description:	Lift Station east of Creamery Creek
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

East Side Water Main

Description:	Water main for booster and water tower
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

14th Street Paving

Description:	Paving farm to market road
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Water Tower & Booster

Description:	Water system enhancements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Waste Water Treatment Plant

Description:	New waste water treatment plant
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	No

19th Avenue & Lift Station

Description:	Paved 19th Avenue and lift station
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Highway 18/Main Street

Description:	Widening Highway 18 & Controlled Intersection
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

10th Ave. Paving & Utilities

Description:	New street & storm sewer
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Community Oil Complex (#2)

Description:	New facilities at new location
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Sam Koth RV Dental

Description:	Tif Incentive for Dental Office
Classification:	Commercial-Medical
Physically Complete:	Yes
Payments Complete:	No

Rock Valley Tractor Parts

Description:	Consolidation, Addition, New facility
Classification:	Agribusiness

Physically Complete:	Yes
Payments Complete:	No

VB&VV/ROCK RIVER RENTALS

Description:	TIF incentive for remodel
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

Traffic Control Hwy 18 & Flood Mitigation

Description:	Traffic Control & Flood Mitigation
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For ROCK VALLEY URBAN RENEWAL

Hi Way Chevy

Debt/Obligation Type:	Rebates
Principal:	30,600
Interest:	0
Total:	30,600
Annual Appropriation?:	No
Date Incurred:	05/23/2013
FY of Last Payment:	2023

Valley Machining

Debt/Obligation Type:	Rebates
Principal:	71,222
Interest:	0
Total:	71,222
Annual Appropriation?:	No
Date Incurred:	06/20/2013
FY of Last Payment:	2023

2009 Water SRF Bonds

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	722,000
Interest:	130,320
Total:	852,320
Annual Appropriation?:	No
Date Incurred:	12/22/2008
FY of Last Payment:	2029

2009 Sewer SRF Bonds

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	2,279,000
Interest:	262,745
Total:	2,541,745
Annual Appropriation?:	No
Date Incurred:	12/22/2008
FY of Last Payment:	2030

2010 Series Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/23/2010
FY of Last Payment:	2020

2013 Series Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	383,760
Interest:	39,842
Total:	423,602
Annual Appropriation?:	No
Date Incurred:	07/30/2013
FY of Last Payment:	2023

Community Oil (#2)

Debt/Obligation Type:	Rebates
Principal:	123,457
Interest:	0
Total:	123,457
Annual Appropriation?:	No
Date Incurred:	02/06/2014
FY of Last Payment:	2020

2014 Series Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	748,000
Interest:	96,782
Total:	844,782
Annual Appropriation?:	No
Date Incurred:	07/30/2014
FY of Last Payment:	2024

2015 Series Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	126,104
Interest:	19,826
Total:	145,930
Annual Appropriation?:	No
Date Incurred:	06/15/2015
FY of Last Payment:	2025

2012 Series Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	45,014
Interest:	2,365
Total:	47,379
Annual Appropriation?:	No
Date Incurred:	03/01/2012
FY of Last Payment:	2022

2017 Sewer SRF Bond

Debt/Obligation Type:	TIF Revenue Bonds/Notes
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Principal:	410,000
Interest:	73,084
Total:	483,084
Annual Appropriation?:	No
Date Incurred:	03/01/2017
FY of Last Payment:	2036

Sam Koth

Debt/Obligation Type:	Rebates
Principal:	94,988
Interest:	0
Total:	94,988
Annual Appropriation?:	No
Date Incurred:	11/01/2016
FY of Last Payment:	2026

Rock Valley Tractor Parts

Debt/Obligation Type:	Rebates
Principal:	99,595
Interest:	0
Total:	99,595
Annual Appropriation?:	No
Date Incurred:	05/01/2019
FY of Last Payment:	2028

VB&VV/Rock River Rentals

Debt/Obligation Type:	Rebates
Principal:	62,364
Interest:	0
Total:	62,364
Annual Appropriation?:	No
Date Incurred:	12/05/2019
FY of Last Payment:	2028

2019 Series Bond

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	470,000
Interest:	96,830
Total:	566,830
Annual Appropriation?:	No
Date Incurred:	07/30/2019
FY of Last Payment:	2029

Non-Rebates For ROCK VALLEY URBAN RENEWAL

TIF Expenditure Amount:	91,700
Tied To Debt:	2009 Water SRF Bonds
Tied To Project:	Water Tower & Booster
TIF Expenditure Amount:	248,639
Tied To Debt:	2009 Sewer SRF Bonds
Tied To Project:	Waste Water Treatment Plant
TIF Expenditure Amount:	23,761
Tied To Debt:	2012 Series Bond
Tied To Project:	10th Ave. Paving & Utilities
TIF Expenditure Amount:	128,574
Tied To Debt:	2013 Series Bond
Tied To Project:	10th Ave. Paving & Utilities
TIF Expenditure Amount:	181,554
Tied To Debt:	2014 Series Bond
Tied To Project:	Highway 18/Main Street
TIF Expenditure Amount:	26,030
Tied To Debt:	2015 Series Bond
Tied To Project:	Highway 18/Main Street
TIF Expenditure Amount:	55,033
Tied To Debt:	2017 Sewer SRF Bond
Tied To Project:	Waste Water Treatment Plant
TIF Expenditure Amount:	47,137
Tied To Debt:	2019 Series Bond
Tied To Project:	Traffic Control Hwy 18 & Flood Mitigation

Rebates For ROCK VALLEY URBAN RENEWAL

10th Street

TIF Expenditure Amount:	60,005
Rebate Paid To:	Jerry Kelderman
Tied To Debt:	Community Oil (#2)
Tied To Project:	Community Oil Complex (#2)
Projected Final FY of Rebate:	2024

1427 10th Street

TIF Expenditure Amount:	10,200
Rebate Paid To:	Evan Vanden Bosch
Tied To Debt:	Hi Way Chevy
Tied To Project:	Hi Way Chevy
Projected Final FY of Rebate:	2022

1250 22nd Ave

TIF Expenditure Amount:	23,742
Rebate Paid To:	Joe Van Tol
Tied To Debt:	Valley Machining
Tied To Project:	Valley Machining
Projected Final FY of Rebate:	2022

1302 10th Ave

TIF Expenditure Amount:	13,506
Rebate Paid To:	Sam Koth
Tied To Debt:	Sam Koth
Tied To Project:	Sam Koth RV Dental
Projected Final FY of Rebate:	2026

1004 10th Ave

TIF Expenditure Amount:	12,449
Rebate Paid To:	Scott Schelling
Tied To Debt:	Rock Valley Tractor Parts
Tied To Project:	Rock Valley Tractor Parts
Projected Final FY of Rebate:	2028

Golf Course Rd

TIF Expenditure Amount:	6,929
Rebate Paid To:	Jeff Nibbelink
Tied To Debt:	VB&VV/Rock River Rentals
Tied To Project:	VB&VV/ROCK RIVER RENTALS
Projected Final FY of Rebate:	2028

Jobs For ROCK VALLEY URBAN RENEWAL

Project:	Hi Way Chevy
Company Name:	Hi Way Chevy
Date Agreement Began:	05/23/2013
Date Agreement Ends:	11/15/2022
Number of Jobs Created or Retained:	2
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	425,000
Total Estimated Cost of Public Infrastructure:	10,000

Project:	Valley Machining
Company Name:	Valley Machining
Date Agreement Began:	06/20/2013
Date Agreement Ends:	11/15/2022
Number of Jobs Created or Retained:	10
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	1,000,000
Total Estimated Cost of Public Infrastructure:	25,000

Project:	Community Oil Complex (#2)
Company Name:	Community Oil Company
Date Agreement Began:	02/06/2014
Date Agreement Ends:	03/01/2020
Number of Jobs Created or Retained:	30
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	1,300,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Sam Koth RV Dental
Company Name:	Rock Valley Dental
Date Agreement Began:	11/01/2016
Date Agreement Ends:	05/01/2026
Number of Jobs Created or Retained:	11
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	1,500,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Rock Valley Tractor Parts
Company Name:	Rock Valley Tractor parts
Date Agreement Began:	05/01/2019
Date Agreement Ends:	05/15/2028
Number of Jobs Created or Retained:	16
Total Annual Wages of Required Jobs:	672,000
Total Estimated Private Capital Investment:	1,300,000
Total Estimated Cost of Public Infrastructure:	0

TIF Taxing District Data Collection

Local Government Name: ROCK VALLEY (84G809)
 Urban Renewal Area: ROCK VALLEY URBAN RENEWAL (84009)
 TIF Taxing District Name: ROCK VALLEY CITY/ROCK VALLEY SCH/UR/121 INCREM
 TIF Taxing District Inc. Number: 840103

TIF Taxing District Base Year: 1988
 FY TIF Revenue First Received: 1991
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	10/1988

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	31,459,390	24,827,880	4,894,690	0	-53,708	63,582,992	0	63,582,992
Taxable	0	17,906,047	22,345,094	4,405,221	0	-53,708	46,443,711	0	46,443,711
Homestead Credits									168

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	14,698,433	46,443,711	46,443,711	0	0

FY 2020 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: ROCK VALLEY (84G809)
 Urban Renewal Area: ROCK VALLEY WESTVIEW URBAN RENEWAL
 UR Area Number: 84043
 UR Area Creation Date: 01/2003

UR Area Purpose: To stimulate, through public involvement and commitment, private investments in development and the creation of a sound economic base that will serve as the foundation for future growth and development.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
ROCK VALLEY CITY/ROCK VALLEY SCH/WESTVIEW/121-W INCREM	840261	840262	14,166,976

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	12,455,870	3,565,450	3,060,135	0	-11,112	20,570,913	0	20,570,913
Taxable	0	7,089,633	3,208,905	2,754,122	0	-11,112	14,166,976	0	14,166,976
Homestead Credits									45

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:	83,276
Non-Rebate Expenditures:	31,981
Returned to County Treasurer:	0
Total Expenditures:	115,257

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

-115,257

0

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

Projects For ROCK VALLEY WESTVIEW URBAN RENEWAL

Westview Leasing

Description:	Shop & Leased Warehousing
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

VH Manufacturing

Description:	Manufacturing & Warehouse
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Finance Multiple Rebates

Description:	Paid debt to RVEDC for multiple rebates
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Eagle Ave & Westview Dr.

Description:	Street, water & sewer for industrial develop.
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Westview Drive Phase III

Description:	Westview Drive Phase III
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Tri State Repair

Description:	Diesel Engine Repair Shop & Office
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	No

Valley Plating

Description:	Metal plating facility
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Fairway Oaks

Description:	Residential Development
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

Fairway Oaks LMI

Description:	LMI Housing Grants
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

Van Kley Tool & Die

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

E&L Trucking Ent., LLC

Description:	Trucking & Freight Operations
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

Midwest Pro Manufacturing

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

Gator Brothers

Description:	Headquarters & Shop
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

Rock Electric

Description:	Headquarters and Shop
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

Rienk, Inc (orig)

Description:	Manufacturing
Classification:	Industrial/manufacturing property

Physically Complete:	Yes
Payments Complete:	No

Rienk, Inc (Addition)

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

Outdoor Elements

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

K&N Kustoms

Description:	Truck & Freight Operations
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For ROCK VALLEY WESTVIEW URBAN RENEWAL

Westview Leasing

Debt/Obligation Type:	Rebates
Principal:	5,280
Interest:	0
Total:	5,280
Annual Appropriation?:	No
Date Incurred:	05/06/2010
FY of Last Payment:	2021

VH Manufacturing

Debt/Obligation Type:	Rebates
Principal:	12,000
Interest:	0
Total:	12,000
Annual Appropriation?:	No
Date Incurred:	04/26/2012
FY of Last Payment:	2021

2011 Series Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	33,490
Interest:	1,323
Total:	34,813
Annual Appropriation?:	No
Date Incurred:	09/22/2011
FY of Last Payment:	2021

Tri State Repair

Debt/Obligation Type:	Rebates
Principal:	9,600
Interest:	0
Total:	9,600
Annual Appropriation?:	No
Date Incurred:	11/18/2012
FY of Last Payment:	2021

Valley Plating

Debt/Obligation Type:	Rebates
Principal:	20,640
Interest:	0
Total:	20,640
Annual Appropriation?:	No
Date Incurred:	08/09/2012
FY of Last Payment:	2022

Van Kley Tool & Die

Debt/Obligation Type:	Rebates
Principal:	8,190
Interest:	0
Total:	8,190
Annual Appropriation?:	No
Date Incurred:	07/25/2013
FY of Last Payment:	2022

E&L Trucking ENT., LLC

Debt/Obligation Type:	Rebates
Principal:	47,482
Interest:	0
Total:	47,482
Annual Appropriation?:	No
Date Incurred:	09/17/2014
FY of Last Payment:	2024

Midwest Pro Manufacturing

Debt/Obligation Type:	Rebates
Principal:	8,025
Interest:	0
Total:	8,025
Annual Appropriation?:	No
Date Incurred:	06/11/2015
FY of Last Payment:	2023

Gator Brothers

Debt/Obligation Type:	Rebates
Principal:	67,531
Interest:	0
Total:	67,531
Annual Appropriation?:	No
Date Incurred:	09/29/2015
FY of Last Payment:	2025

Rock Electric

Debt/Obligation Type:	Rebates
Principal:	21,610
Interest:	0
Total:	21,610
Annual Appropriation?:	No
Date Incurred:	09/29/2015
FY of Last Payment:	2025

Rienk, Inc (orig)

Debt/Obligation Type:	Rebates
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Principal:	82,200
Interest:	0
Total:	82,200
Annual Appropriation?:	No
Date Incurred:	05/01/2018
FY of Last Payment:	2024

Rienk Inc (addition)

Debt/Obligation Type:	Rebates
Principal:	95,249
Interest:	0
Total:	95,249
Annual Appropriation?:	No
Date Incurred:	06/30/2020
FY of Last Payment:	2026

Outdoor Elements

Debt/Obligation Type:	Rebates
Principal:	60,048
Interest:	0
Total:	60,048
Annual Appropriation?:	No
Date Incurred:	03/01/2020
FY of Last Payment:	2026

K&N Kustoms

Debt/Obligation Type:	Rebates
Principal:	85,836
Interest:	0
Total:	85,836
Annual Appropriation?:	No
Date Incurred:	08/01/2020
FY of Last Payment:	2026

Non-Rebates For ROCK VALLEY WESTVIEW URBAN RENEWAL

TIF Expenditure Amount:	31,981
Tied To Debt:	2011 Series Bonds
Tied To Project:	Fairway Oaks

Rebates For ROCK VALLEY WESTVIEW URBAN RENEWAL

186 Westview Drive

TIF Expenditure Amount:	5,280
Rebate Paid To:	Bruce Gerritsen
Tied To Debt:	Westview Leasing
Tied To Project:	Westview Leasing
Projected Final FY of Rebate:	2021

204 Westview Drive

TIF Expenditure Amount:	12,000
Rebate Paid To:	VH Manufacturing
Tied To Debt:	VH Manufacturing
Tied To Project:	VH Manufacturing
Projected Final FY of Rebate:	2022

905 Westview Drive

TIF Expenditure Amount:	4,800
Rebate Paid To:	Tristate Repair
Tied To Debt:	Tri State Repair
Tied To Project:	Valley Plating
Projected Final FY of Rebate:	2021

185 Westview Drive

TIF Expenditure Amount:	10,320
Rebate Paid To:	Valley Plating
Tied To Debt:	Valley Plating
Tied To Project:	Fairway Oaks
Projected Final FY of Rebate:	2022

169 Westview Drive

TIF Expenditure Amount:	2,730
Rebate Paid To:	Van Kley Tool & Die
Tied To Debt:	Van Kley Tool & Die
Tied To Project:	Van Kley Tool & Die
Projected Final FY of Rebate:	2022

177 Westview Drive

TIF Expenditure Amount:	11,871
Rebate Paid To:	E&L Trucking
Tied To Debt:	E&L Trucking ENT., LLC
Tied To Project:	E&L Trucking Ent., LLC
Projected Final FY of Rebate:	2024

188 Westview Drive

TIF Expenditure Amount:	2,007
Rebate Paid To:	Midwest Pro
Tied To Debt:	Midwest Pro Manufacturing
Tied To Project:	Midwest Pro Manufactuig
Projected Final FY of Rebate:	2023

183 Westview Drive

TIF Expenditure Amount:	13,506
Rebate Paid To:	Gator Brothers Boring
Tied To Debt:	Gator Brothers
Tied To Project:	Gator Brothers
Projected Final FY of Rebate:	2025

813 Westview Drive

TIF Expenditure Amount:	4,322
Rebate Paid To:	Rock Electric
Tied To Debt:	Rock Electric
Tied To Project:	Rock Electric
Projected Final FY of Rebate:	2025

3113 Eagle Ave

TIF Expenditure Amount:	16,440
Rebate Paid To:	Rienk, Inc (orig.)
Tied To Debt:	Rienk, Inc (orig)
Tied To Project:	Rienk, Inc (orig)
Projected Final FY of Rebate:	2024

3113 Eagle Ave

TIF Expenditure Amount:	0
Rebate Paid To:	Rienk Inc (addition)
Tied To Debt:	Rienk, Inc (orig)
Tied To Project:	Rienk, Inc (Addition)
Projected Final FY of Rebate:	2026

Westview drive

TIF Expenditure Amount:	0
Rebate Paid To:	K&N Kustoms
Tied To Debt:	K&N Kustoms
Tied To Project:	K&N Kustoms
Projected Final FY of Rebate:	2026

Westview Drive

TIF Expenditure Amount:	0
Rebate Paid To:	Outdoor Elements
Tied To Debt:	Outdoor Elements
Tied To Project:	Outdoor Elements

Projected Final FY of Rebate: 2026

Jobs For ROCK VALLEY WESTVIEW URBAN RENEWAL

Project:	VH Manufacturing
Company Name:	VH Manufacturing
Date Agreement Began:	04/26/2012
Date Agreement Ends:	05/15/2021
Number of Jobs Created or Retained:	3
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	500,000
Total Estimated Cost of Public Infrastructure:	100,000

Project:	Valley Plating
Company Name:	Valley Plating
Date Agreement Began:	08/09/2012
Date Agreement Ends:	11/15/2021
Number of Jobs Created or Retained:	10
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	450,000
Total Estimated Cost of Public Infrastructure:	40,000

Project:	Tri State Repair
Company Name:	Tri-State Repair
Date Agreement Began:	11/08/2012
Date Agreement Ends:	05/15/2021
Number of Jobs Created or Retained:	2
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	300,000
Total Estimated Cost of Public Infrastructure:	70,000

Project:	Van Kley Tool & Die
Company Name:	Van Kley Tool & Die
Date Agreement Began:	07/25/2013
Date Agreement Ends:	11/15/2022
Number of Jobs Created or Retained:	2
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	300,000
Total Estimated Cost of Public Infrastructure:	50,000

Project:	E&L Trucking Ent., LLC
Company Name:	E&L Trucking Ent. LLC
Date Agreement Began:	09/17/2014
Date Agreement Ends:	05/15/2024
Number of Jobs Created or Retained:	11
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	500,000
Total Estimated Cost of Public Infrastructure:	100,000

Project:	Midwest Pro Manufacturing
Company Name:	Midwest Pro Manufacturing
Date Agreement Began:	06/11/2015
Date Agreement Ends:	05/15/2023
Number of Jobs Created or Retained:	20

Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	200,000
Total Estimated Cost of Public Infrastructure:	0
Project:	Gator Brothers
Company Name:	Gator Bros. Boring
Date Agreement Began:	09/29/2015
Date Agreement Ends:	05/01/2025
Number of Jobs Created or Retained:	4
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	625,000
Total Estimated Cost of Public Infrastructure:	100,000
Project:	Rock Electric
Company Name:	Rock Electric
Date Agreement Began:	09/29/2015
Date Agreement Ends:	05/01/2025
Number of Jobs Created or Retained:	4
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	250,000
Total Estimated Cost of Public Infrastructure:	35,000
Project:	Rienk, Inc (orig)
Company Name:	Rienk, Inc
Date Agreement Began:	05/01/2018
Date Agreement Ends:	11/15/2024
Number of Jobs Created or Retained:	4
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	750,000
Total Estimated Cost of Public Infrastructure:	0
Project:	Outdoor Elements
Company Name:	Outdoor Elements
Date Agreement Began:	03/01/2020
Date Agreement Ends:	11/15/2026
Number of Jobs Created or Retained:	5
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	380,000
Total Estimated Cost of Public Infrastructure:	0
Project:	K&N Kustoms
Company Name:	K&N Kustoms
Date Agreement Began:	08/01/2020
Date Agreement Ends:	11/15/2026
Number of Jobs Created or Retained:	3
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	550,000
Total Estimated Cost of Public Infrastructure:	0

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

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TIF Taxing District Data Collection

Local Government Name: ROCK VALLEY (84G809)
 Urban Renewal Area: ROCK VALLEY WESTVIEW URBAN RENEWAL (84043)
 TIF Taxing District Name: ROCK VALLEY CITY/ROCK VALLEY SCH/WESTVIEW/121-W INCREM
 TIF Taxing District Inc. Number: 840262
 TIF Taxing District Base Year: 2001
 FY TIF Revenue First Received: 2004
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2024

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2003

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	12,455,870	3,565,450	3,060,135	0	-11,112	20,570,913	0	20,570,913
Taxable	0	7,089,633	3,208,905	2,754,122	0	-11,112	14,166,976	0	14,166,976
Homestead Credits									45

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	68,383	14,166,976	14,166,976	0	0

FY 2020 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: ROCK VALLEY (84G809)
 Urban Renewal Area: ROCK VALLEY ROCK RIDGE URBAN RENEWAL
 UR Area Number: 84064
 UR Area Creation Date: 11/2010

UR Area Purpose: To stimulate, through public involvement and commitment, private investments in development and the creation of a sound economic base that will serve as the foundation for future growth and development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
ROCK VALLEY CITY/ROCK VALLEY SCH/ROCK RIDGE UR/123 INCREM	840367	840368	738,162

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	820,180	0	0	0	820,180	0	820,180
Taxable	0	0	738,162	0	0	0	738,162	0	738,162
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: 81,600
 Non-Rebate Expenditures: 100,009
 Returned to County Treasurer: 0
Total Expenditures: 181,609

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020: **-181,609** **0** **Amount of 06-30-2020 Cash Balance Restricted for LMI**

Projects For ROCK VALLEY ROCK RIDGE URBAN RENEWAL

Rock Ridge Road/HWY 18

Description:	Development Street & Turning Lane
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Rock Ridge Drive

Description:	Development Street
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

D&D Global (orig)

Description:	Economic Development Incentives
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

Rock River Lodging

Description:	Economic Development Incentives
Classification:	Commercial - hotels and conference centers
Physically Complete:	Yes
Payments Complete:	No

D&D Global (addition)

Description:	Economic Development Incentives
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	No
Payments Complete:	No

Kooima Ag

Description:	Economic development Incentives
Classification:	Agribusiness
Physically Complete:	No
Payments Complete:	No

DWK Holdings

Description:	Economic Development Incentives
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For ROCK VALLEY ROCK RIDGE URBAN RENEWAL

2011 Series Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	44,285
Interest:	1,750
Total:	46,035
Annual Appropriation?:	No
Date Incurred:	09/22/2011
FY of Last Payment:	2021

2017 Series Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	411,375
Interest:	67,101
Total:	478,476
Annual Appropriation?:	No
Date Incurred:	07/15/2017
FY of Last Payment:	2028

D&D Global (orig)

Debt/Obligation Type:	Rebates
Principal:	200,861
Interest:	0
Total:	200,861
Annual Appropriation?:	No
Date Incurred:	11/01/2017
FY of Last Payment:	2027

Rock River Lodging

Debt/Obligation Type:	Rebates
Principal:	511,432
Interest:	0
Total:	511,432
Annual Appropriation?:	No
Date Incurred:	11/15/2019
FY of Last Payment:	2028

D&D Global (addition)

Debt/Obligation Type:	Rebates
Principal:	119,520
Interest:	0
Total:	119,520
Annual Appropriation?:	No
Date Incurred:	11/01/2020
FY of Last Payment:	2030

Kooima Ag

Debt/Obligation Type:	Rebates
Principal:	459,460
Interest:	0
Total:	459,460
Annual Appropriation?:	No
Date Incurred:	05/01/2020
FY of Last Payment:	2030

DWK Holdings

Debt/Obligation Type:	Rebates
Principal:	110,160
Interest:	0
Total:	110,160
Annual Appropriation?:	No
Date Incurred:	11/01/2020
FY of Last Payment:	2031

Non-Rebates For **ROCK VALLEY ROCK RIDGE URBAN RENEWAL**

TIF Expenditure Amount:	42,290
Tied To Debt:	2011 Series Bonds
Tied To Project:	Rock Ridge Road/HWY 18

TIF Expenditure Amount:	57,719
Tied To Debt:	2017 Series Bond
Tied To Project:	Rock Ridge Drive

Rebates For ROCK VALLEY ROCK RIDGE URBAN RENEWAL

2672 Rock Ridge Drive

TIF Expenditure Amount:	25,108
Rebate Paid To:	D&D Global (orig)
Tied To Debt:	D&D Global (orig)
Tied To Project:	D&D Global (orig)
Projected Final FY of Rebate:	2027

2679 Rock Ridge Drive

TIF Expenditure Amount:	56,492
Rebate Paid To:	Rock River Lodging
Tied To Debt:	Rock River Lodging
Tied To Project:	Rock River Lodging
Projected Final FY of Rebate:	2028

2672 Rock Ridge Drive

TIF Expenditure Amount:	0
Rebate Paid To:	D&D Global (Addition)
Tied To Debt:	D&D Global (addition)
Tied To Project:	D&D Global (addition)
Projected Final FY of Rebate:	2030

2638 310th Street

TIF Expenditure Amount:	0
Rebate Paid To:	Kooima Ag
Tied To Debt:	Kooima Ag
Tied To Project:	Kooima Ag
Projected Final FY of Rebate:	2030

Rock Ridge Drive

TIF Expenditure Amount:	0
Rebate Paid To:	DWK Holdings
Tied To Debt:	DWK Holdings
Tied To Project:	DWK Holdings
Projected Final FY of Rebate:	2031

Jobs For ROCK VALLEY ROCK RIDGE URBAN RENEWAL

Project:	D&D Global (orig)
Company Name:	D&D Global
Date Agreement Began:	11/15/2017
Date Agreement Ends:	11/15/2027
Number of Jobs Created or Retained:	27
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	1,750,000
Total Estimated Cost of Public Infrastructure:	475,000

Project:	Rock River Lodging
Company Name:	Grandstay Inn & Suites
Date Agreement Began:	11/15/2019
Date Agreement Ends:	11/15/2028
Number of Jobs Created or Retained:	8
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	6,500,000
Total Estimated Cost of Public Infrastructure:	0

Project:	D&D Global (addition)
Company Name:	D&D Global
Date Agreement Began:	05/01/2020
Date Agreement Ends:	11/01/2030
Number of Jobs Created or Retained:	38
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	380,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Kooima Ag
Company Name:	Kooima Ag
Date Agreement Began:	05/01/2020
Date Agreement Ends:	05/15/2030
Number of Jobs Created or Retained:	25
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	1,200,000
Total Estimated Cost of Public Infrastructure:	0

Project:	DWK Holdings
Company Name:	Frosted Frog
Date Agreement Began:	11/01/2020
Date Agreement Ends:	11/15/2031
Number of Jobs Created or Retained:	3
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	450,000
Total Estimated Cost of Public Infrastructure:	0

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TIF Taxing District Data Collection

Local Government Name: ROCK VALLEY (84G809)
 Urban Renewal Area: ROCK VALLEY ROCK RIDGE URBAN RENEWAL (84064)
 TIF Taxing District Name: ROCK VALLEY CITY/ROCK VALLEY SCH/ROCK RIDGE UR/123 INCREM
 TIF Taxing District Inc. Number: 840368
 TIF Taxing District Base Year: 2010
 FY TIF Revenue First Received: 2013
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2030

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2010

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	820,180	0	0	0	820,180	0	820,180
Taxable	0	0	738,162	0	0	0	738,162	0	738,162
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	8,610	738,162	738,162	0	0

FY 2020 TIF Revenue Received: 0