

Annual Urban Renewal Report, Fiscal Year 2021 - 2022

Levy Authority Summary

Local Government Name: EPWORTH
Local Government Number: 31G291

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
EPWORTH UR 1	31044	4
EPWORTH UR 2 URBAN RENEWAL	31053	3

TIF Debt Outstanding: 2,061,653

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021: 6,516 85 **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue:	341,396
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	341,396

Rebate Expenditures:	15,000
Non-Rebate Expenditures:	295,943
Returned to County Treasurer:	0
Total Expenditures:	310,943

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022: 36,969 13,743 **Amount of 06-30-2022 Cash Balance Restricted for LMI**

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 1,713,741

Urban Renewal Area Data Collection

Local Government Name: EPWORTH (31G291)
 Urban Renewal Area: EPWORTH UR 1
 UR Area Number: 31044

UR Area Creation Date: 01/2011

UR Area Purpose: The purpose is to facilitate the use of tax increment financing in connection with the promotion of business activity and economic development in UR Area, including direct assistance to private enterprise and provision of necessary public infrastructure improvements, including the improvement of Bierman Rd.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
EPWORTH CITY/WESTERN DBQ SCH/UR67 INCREMENT	310367	310368	11,240,765
EPWORTH CITY AG/WESTERN DBQ SCH/UR67 INCREMENT	310369	310370	48,343
TAYLOR TWP/WESTERN DBQ SCH/EPWORTH FIRE/EPWORTH UR 67 INCREMENT	310371	310372	0
TAYLOR TWP/WESTERN DBQ SCH/EPWORTH FIRE/UR 96 INCREMENT	310485	310486	0

Urban Renewal Area Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	63,928	17,953,170	1,211,035	0	0	-7,408	19,266,595	0	19,266,595
Taxable	53,718	10,127,279	1,089,932	0	0	-7,408	11,294,483	0	11,294,483
Homestead Credits									54

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021: **5,924** **0** **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 279,044
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 279,044

Rebate Expenditures: 0
 Non-Rebate Expenditures: 262,477
 Returned to County Treasurer: 0
Total Expenditures: 262,477

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022: **22,491** **0** **Amount of 06-30-2022 Cash Balance Restricted for LMI**

Projects For EPWORTH UR 1

Wastewater Facility

Description:	infrastructure improvements
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For EPWORTH UR 1

2011 Street Improvement

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	04/13/2011
FY of Last Payment:	2018

Wastewater Treatment Facility

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,247,000
Interest:	184,636
Total:	1,431,636
Annual Appropriation?:	No
Date Incurred:	05/26/2017
FY of Last Payment:	2034

Non-Rebates For EPWORTH UR 1

TIF Expenditure Amount:	262,477
Tied To Debt:	Wastewater Treatment Facility
Tied To Project:	Wastewater Facility

♣ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

TIF Taxing District Data Collection

Local Government Name: EPWORTH (31G291)
 Urban Renewal Area: EPWORTH UR 1 (31044)
 TIF Taxing District Name: EPWORTH CITY/WESTERN DBQ SCH/UR67 INCREMENT
 TIF Taxing District Inc. Number: 310368
 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: 2033

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2011

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	17,953,170	1,211,035	0	0	-7,408	19,202,667	0	19,202,667
Taxable	0	10,127,279	1,089,932	0	0	-7,408	11,240,765	0	11,240,765
Homestead Credits									54

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	2,638,944	11,240,765	11,240,765	0	0

FY 2022 TIF Revenue Received: 278,115

TIF Taxing District Data Collection

Local Government Name: EPWORTH (31G291)
 Urban Renewal Area: EPWORTH UR 1 (31044)
 TIF Taxing District Name: EPWORTH CITY AG/WESTERN DBQ SCH/UR67 INCREMENT
 TIF Taxing District Inc. Number: 310370
 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: 2033

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2011

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	57,531	0	0	0	0	0	57,531	0	57,531
Taxable	48,343	0	0	0	0	0	48,343	0	48,343
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	6,509	48,343	48,343	0	0

FY 2022 TIF Revenue Received: 929

♣ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

TIF Taxing District Data Collection

Local Government Name: EPWORTH (31G291)
 Urban Renewal Area: EPWORTH UR 1 (31044)
 TIF Taxing District Name: TAYLOR TWP/WESTERN DBQ SCH/EPWORTH FIRE/EPWORTH UR 67 INCREMENT
 TIF Taxing District Inc. Number: 310372
 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: 2033

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2011

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	6,397	0	0	0	0	0	6,397	0	6,397
Taxable	5,375	0	0	0	0	0	5,375	0	5,375
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	7,150	0	0	0	0

FY 2022 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: EPWORTH (31G291)
 Urban Renewal Area: EPWORTH UR 1 (31044)
 TIF Taxing District Name: TAYLOR TWP/WESTERN DBQ SCH/EPWORTH FIRE/UR 96 INCREMENT
 TIF Taxing District Inc. Number: 310486
 TIF Taxing District Base Year: 2013
 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 - 1/1/2020 for FY 2022

	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 2022	0	0	0	0	0

FY 2022 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: EPWORTH (31G291)
 Urban Renewal Area: EPWORTH UR 2 URBAN RENEWAL
 UR Area Number: 31053

UR Area Creation Date: 07/2017

UR Area Purpose: To stimulate private investment in residential development and to help finance the cost of streets, water, sanitary sewer, storm sewer, or other public improvements in support of new residential development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
EPWORTH CITY/WESTERN DBQ SCH/UR 124 INCREMENT	310575	310576	2,563,145
EPWORTH CITY AG/WESTERN DBQ SCH/UR 124 INCREMENT	310577	310578	0
TAYLOR TWP/WESTERN DBQ SCH/UR 124 INCREMENT	310579	310580	0

Urban Renewal Area Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	4,547,110	0	0	0	-1,852	4,545,258	0	4,545,258
Taxable	0	2,564,997	0	0	0	-1,852	2,563,145	0	2,563,145
Homestead Credits									9

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021: **592** **85** **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue:	62,352
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	62,352
Rebate Expenditures:	15,000
Non-Rebate Expenditures:	33,466
Returned to County Treasurer:	0
Total Expenditures:	48,466

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022: **14,478** **13,743** **Amount of 06-30-2022 Cash Balance Restricted for LMI**

Projects For EPWORTH UR 2 URBAN RENEWAL

SW Area Water & Sewer

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

UR#2 Admin

Description:	Admin & Legal
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Developer Rebates

Description:	Developer Rebates
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Bobcat Road Improvements

Description:	Bobcat Road
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

LMI Related Projects

Description:	LMI related projects
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For EPWORTH UR 2 URBAN RENEWAL

SW EXTENSION LOAN

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	513,000
Interest:	117,017
Total:	630,017
Annual Appropriation?:	No
Date Incurred:	12/12/2018
FY of Last Payment:	2032

UR #2 Admin

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	12/12/2017
FY of Last Payment:	2022

LMI Requirement

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	07/01/2020
FY of Last Payment:	2032

Developer Rebates

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	08/09/2017
FY of Last Payment:	2027

Bobcat Road Improvements

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	02/27/2019
FY of Last Payment:	2031

Non-Rebates For EPWORTH UR 2 URBAN RENEWAL

TIF Expenditure Amount:	33,466
Tied To Debt:	SW EXTENSION LOAN
Tied To Project:	SW Area Water & Sewer

TIF Expenditure Amount:	0
Tied To Debt:	UR #2 Admin
Tied To Project:	UR#2 Admin

TIF Expenditure Amount:	0
Tied To Debt:	LMI Requirement
Tied To Project:	LMI Related Projects

Rebates For EPWORTH UR 2 URBAN RENEWAL

Fox Ridge #1

TIF Expenditure Amount:	15,000
Rebate Paid To:	Rausch Construction
Tied To Debt:	UR #2 Admin
Tied To Project:	Developer Rebates
Projected Final FY of Rebate:	2027

Income Housing For EPWORTH UR 2 URBAN RENEWAL

Amount of FY 2022 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	5,908
--------------------------------------------------------------------------------------------------------------------------------------------	-------

Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	0
Grants, credits or other direct assistance to low and moderate income families:	5,823
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	0
Other low and moderate income housing assistance:	0

TIF Taxing District Data Collection

Local Government Name:	EPWORTH (31G291)
Urban Renewal Area:	EPWORTH UR 2 URBAN RENEWAL (31053)
TIF Taxing District Name:	EPWORTH CITY/WESTERN DBQ SCH/UR 124 INCREMENT
TIF Taxing District Inc. Number:	310576
TIF Taxing District Base Year:	2017
FY TIF Revenue First Received:	2021
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	4,547,110	0	0	0	-1,852	4,545,258	0	4,545,258
Taxable	0	2,564,997	0	0	0	-1,852	2,563,145	0	2,563,145
Homestead Credits									9

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	0	2,563,145	2,563,145	0	0

FY 2022 TIF Revenue Received: 62,352

TIF Taxing District Data Collection

Local Government Name:	EPWORTH (31G291)
Urban Renewal Area:	EPWORTH UR 2 URBAN RENEWAL (31053)
TIF Taxing District Name:	EPWORTH CITY AG/WESTERN DBQ SCH/UR 124 INCREMENT
TIF Taxing District Inc. Number:	310578
TIF Taxing District Base Year:	2017
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 - 1/1/2020 for FY 2022

	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 2022	66,478	0	0	0	0

FY 2022 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

TIF Taxing District Data Collection

Local Government Name:	EPWORTH (31G291)	
Urban Renewal Area:	EPWORTH UR 2 URBAN RENEWAL (31053)	
TIF Taxing District Name:	TAYLOR TWP/WESTERN DBQ SCH/UR 124 INCREMENT	
TIF Taxing District Inc. Number:	310580	
TIF Taxing District Base Year:	2017	Slum
FY TIF Revenue First Received:		Blighted
Subject to a Statutory end date?	No	Economic Development

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

[illegible]

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	0	0	0	0	0

FY 2022 TIF Revenue Received: 0