

Annual Urban Renewal Report, Fiscal Year 2021 - 2022

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	10

TIF Debt Outstanding: 5,878,573

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:	11,857	0	Amount of 07-01-2021 Cash Balance Restricted for LMI
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TIF Revenue:	592,779
TIF Sp. Revenue Fund Interest:	1,670
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	2,522
Total Revenue:	596,971

Rebate Expenditures:	179,456
Non-Rebate Expenditures:	409,234
Returned to County Treasurer:	0
Total Expenditures:	588,690

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:	20,138	0	Amount of 06-30-2022 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance:** 5,269,745

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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	25,335,634
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
PEOSTA CITY/WESTERN DBQ SCH/UR 138 INCREMENT	310617	310618	0
PEOSTA CITY/WESTERN DBQ SCH/UR 139 INCREMENT	310631	310632	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	0	32,467,130	49,313,850	0	0	81,780,980	0	81,780,980
Taxable	0	0	29,220,417	44,382,465	0	0	73,602,882	0	73,602,882
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021: **11,857** **0** **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 592,779
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TIF Sp. Rev. Fund Cash Balance as of 06-30-2022: **20,138** **0** **Amount of 06-30-2022 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:	Yes
Payments Complete:	No

Deerwood Street Project

Description:	Reconstruction of street to accommodate new business
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Peosta Commercial Court Infrastructure Project

Description:	Infrastructure for new commercial developments
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes

Payments Complete:	No
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Round 2 Development

Description:	Payments to Pettera Enterprises, LLC to construct new entertainment Center
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Hwy 20 Lift Station

Description:	Bond pmts for construction of station
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Admin and Legal

Description:	Misc Projects
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

Jumble

Description:	Jumble Forgivable Loan
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For PEOSTA WEST DBQ IND PARK URBAN RENEWAL

Berry Plastics Rebate

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

Fareway Stores Rebate

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

Penske Building Rebate

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

Penske Building Infrastructure

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

Pat Simon Drive Street Construction

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

Bodine Electric Rebate

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0

Total:	0
Annual Appropriation?:	Yes
Date Incurred:	09/20/2009
FY of Last Payment:	2022

Deerwood Street Construction Project

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/10/2020
FY of Last Payment:	2024

Peosta Commercial Court Infrastructure

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	10/27/2020
FY of Last Payment:	2026

Round 2 Forgivable Loan

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	10/27/2020
FY of Last Payment:	2037

2021 GO Bond Series A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	5,170,000
Interest:	708,573
Total:	5,878,573
Annual Appropriation?:	No
Date Incurred:	02/09/2021
FY of Last Payment:	2036

Admin and Legal

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	07/01/2021
FY of Last Payment:	2022

Jumble Forgivable Loan

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0

Annual Appropriation?:	No
Date Incurred:	04/27/2021
FY of Last Payment:	2026

Non-Rebates For PEOSTA WEST DBQ IND PARK URBAN RENEWAL

TIF Expenditure Amount:	36,965
Tied To Debt:	Admin and Legal
Tied To Project:	Admin and Legal
TIF Expenditure Amount:	30,334
Tied To Debt:	Penske Building Infrastructure
Tied To Project:	Penske Infrastructure Project
TIF Expenditure Amount:	50,000
Tied To Debt:	Deerwood Street Construction Project
Tied To Project:	Deerwood Street Project
TIF Expenditure Amount:	37,477
Tied To Debt:	Peosta Commercial Court Infrastructure
Tied To Project:	Peosta Commercial Court Infrastructure Project
TIF Expenditure Amount:	50,000
Tied To Debt:	Round 2 Forgivable Loan
Tied To Project:	Round 2 Development
TIF Expenditure Amount:	91,958
Tied To Debt:	2021 GO Bond Series A
Tied To Project:	Hwy 20 Lift Station
TIF Expenditure Amount:	87,500
Tied To Debt:	Pat Simon Drive Street Construction
Tied To Project:	Pat Simon Drive
TIF Expenditure Amount:	25,000
Tied To Debt:	Jumble Forgivable Loan
Tied To Project:	Jumble

Rebates For PEOSTA WEST DBQ IND PARK URBAN RENEWAL

19225 Kapp Drive

TIF Expenditure Amount:	69,703
Rebate Paid To:	Bodine Electric
Tied To Debt:	Bodine Electric Rebate
Tied To Project:	Bodine Electric Development Agreement
Projected Final FY of Rebate:	2022

19101 Kapp Drive

TIF Expenditure Amount:	52,323
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:	33,498
Rebate Paid To:	Fareway Stores, Inc.
Tied To Debt:	Fareway Stores Rebate
Tied To Project:	Fareway Stores, Inc.
Projected Final FY of Rebate:	2038

9525 Cox Springs Rd

TIF Expenditure Amount:	23,932
Rebate Paid To:	AJ Spiegel Trust dated 2/26/13
Tied To Debt:	Penske Building Rebate
Tied To Project:	Penske Building Project
Projected Final FY of Rebate:	2023

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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? No

UR Designation	
Slum	No
Blighted	No
Economic Development	04/1989

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	32,467,130	49,313,850	0	0	81,780,980	0	81,780,980
Taxable	0	0	29,220,417	44,382,465	0	0	73,602,882	0	73,602,882
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	4,442,282	73,602,882	25,335,634	48,267,248	1,129,304

FY 2022 TIF Revenue Received: 592,779

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 - 1/1/2020 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	5,670	0	0	0	0

FY 2022 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 - 1/1/2020 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	12,527	0	0	0	0

FY 2022 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 - 1/1/2020 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	101,300	0	0	0	0

FY 2022 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 - 1/1/2020 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	131,207	0	0	0	0

FY 2022 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 - 1/1/2020 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

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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 - 1/1/2020 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	2,238	0	0	0	0

FY 2022 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 - 1/1/2020 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	197,600	0	0	0	0

FY 2022 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 138 INCREMENT
 TIF Taxing District Inc. Number: 310618
 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 - 1/1/2020 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	239,490	0	0	0	0

FY 2022 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 139 INCREMENT
 TIF Taxing District Inc. Number: 310632
 TIF Taxing District Base Year: 2019
 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	316,450	0	0	0	0

FY 2022 TIF Revenue Received: 0