

Annual Urban Renewal Report, Fiscal Year 2021 - 2022

Levy Authority Summary

Local Government Name: KEOKUK
Local Government Number: 56G533

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
KEOKUK SENIOR LOFTS UR	56147	1
AMENDED TWIN RIVER UR	56301	6

TIF Debt Outstanding: 14,811,382

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:	42,181	0	Amount of 07-01-2021 Cash Balance Restricted for LMI
---	---------------	----------	---

TIF Revenue:	1,186,298
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	1
Asset Sales & Loan Repayments:	0
Total Revenue:	1,186,299

Rebate Expenditures:	0
Non-Rebate Expenditures:	1,373,331
Returned to County Treasurer:	0
Total Expenditures:	1,373,331

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:	-144,851	0	Amount of 06-30-2022 Cash Balance Restricted for LMI
---	-----------------	----------	---

**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance:** 13,582,902

♣ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

Urban Renewal Area Data Collection

Local Government Name: KEOKUK (56G533)
 Urban Renewal Area: KEOKUK SENIOR LOFTS UR
 UR Area Number: 56147

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
KEOKUK CITY/KEOKUK SCH/KEOKUK SENIOR LOFTS UR TIF INCREMENT	560147	560148	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	635,580	0	0	0	635,580	0	635,580
Taxable	0	0	572,022	0	0	0	572,022	0	572,022
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021: **0** **0** **Amount of 07-01-2021 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:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	0

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

♣ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

TIF Taxing District Data Collection

Local Government Name:	KEOKUK (56G533)
Urban Renewal Area:	KEOKUK SENIOR LOFTS UR (56147)
TIF Taxing District Name:	KEOKUK CITY/KEOKUK SCH/KEOKUK SENIOR LOFTS UR TIF INCREMENT
TIF Taxing District Inc. Number:	560148
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	635,580	0	0	0	635,580	0	635,580
Taxable	0	0	572,022	0	0	0	572,022	0	572,022
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	1,330,370	0	0	0	0

FY 2022 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

Urban Renewal Area Data Collection

Local Government Name: KEOKUK (56G533)
 Urban Renewal Area: AMENDED TWIN RIVER UR
 UR Area Number: 56301

UR Area Creation Date: 07/1990

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
KEOKUK CITY/KEOKUK SCH/TWIN RIVER UR TIF INCREMENT	560067	560068	23,820,151
KEOKUK CITY AG/KEOKUK SCH/TWIN RIVER UR TIF INCREMENT	560069	560070	0
KEOKUK CITY/KEOKUK SCH/KEOKUK SR HOUSING UR TIF INCREMENT	560111	560112	871,218
KEOKUK CITY/KEOKUK SCH/DOWNTOWN KEOKUK UR TIF INCREMENT	560117	560118	1,814,604
KEOKUK CTIY/KEOKUK SCH/NORTH MAIN STR KEOKUK UR INCREMENT	560141	560142	5,768,739
KEOKUK CITY/KEOKUK SCH/2020 PARCEL AMENDMENT TIF INCREM	560151	560152	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	3,794,750	25,316,584	34,279,990	0	-20,372	64,094,713	0	64,094,713
Taxable	0	2,140,592	22,784,929	30,851,991	0	-20,372	56,245,681	0	56,245,681
Homestead Credits									37

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021: **42,181** **0** **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 1,186,298
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims 1
 Asset Sales & Loan Repayments: 0
Total Revenue: 1,186,299

Rebate Expenditures: 0
 Non-Rebate Expenditures: 1,373,331
 Returned to County Treasurer: 0
Total Expenditures: 1,373,331

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022: **-144,851** **0** **Amount of 06-30-2022 Cash Balance Restricted for LMI**

Projects For AMENDED TWIN RIVER UR

Aquatic Center

Description:	New Aquatic Center
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	No

Waste Water Treatment Plant and Sewer Improvements

Description:	Plant and Sewer System improvements
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	Yes

2009-2010 Street Projects

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

2010 Streets and Refunding

Description:	Finish 2010 Street Projects
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Grand Avenue Street Project

Description:	New Street from 4th to 15th & Grand Avenue
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Administrative Expenses

Description:	Administrative Expenses
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

Economic Development

Description:	Economic Development
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Historic Eagles Building

Description:	Downtown Renovation
Classification:	Commercial - apartment/condos (residential use, classified commercial)

Physically Complete:	Yes
Payments Complete:	Yes

SE IA Development Center

Description:	Vertical Development Park
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For AMENDED TWIN RIVER UR

2016A GO Issue Refunding

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,960,000
Interest:	241,619
Total:	2,201,619
Annual Appropriation?:	No
Date Incurred:	06/16/2016
FY of Last Payment:	2030

2016B GO Issue Refunding

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,965,000
Interest:	296,735
Total:	3,261,735
Annual Appropriation?:	No
Date Incurred:	06/16/2016
FY of Last Payment:	2029

Administrative Expenses

Debt/Obligation Type:	Other Debt
Principal:	60,000
Interest:	0
Total:	60,000
Annual Appropriation?:	No
Date Incurred:	07/01/2016
FY of Last Payment:	2022

2019A GO Issue

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,800,000
Interest:	1,012,628
Total:	2,812,628
Annual Appropriation?:	No
Date Incurred:	05/16/2019
FY of Last Payment:	2038

2020 GO Refunding

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	5,740,000
Interest:	735,400
Total:	6,475,400
Annual Appropriation?:	No
Date Incurred:	03/11/2020
FY of Last Payment:	2033

Non-Rebates For AMENDED TWIN RIVER UR

TIF Expenditure Amount:	60,900
Tied To Debt:	Administrative Expenses
Tied To Project:	Administrative Expenses
TIF Expenditure Amount:	97,768
Tied To Debt:	2016A GO Issue Refunding
Tied To Project:	2009-2010 Street Projects
TIF Expenditure Amount:	206,140
Tied To Debt:	2016B GO Issue Refunding
Tied To Project:	2010 Streets and Refunding
TIF Expenditure Amount:	207,230
Tied To Debt:	2020 GO Refunding
Tied To Project:	2010 Streets and Refunding
TIF Expenditure Amount:	73,117
Tied To Debt:	2019A GO Issue
Tied To Project:	SE IA Development Center
TIF Expenditure Amount:	728,176
Tied To Debt:	Administrative Expenses
Tied To Project:	SE IA Development Center

Rebates For AMENDED TWIN RIVER UR

Historic Eagles Building

TIF Expenditure Amount:	0
Rebate Paid To:	Kevin Kuckleman
Tied To Debt:	2019A GO Issue
Tied To Project:	Historic Eagles Building
Projected Final FY of Rebate:	2021

TIF Taxing District Data Collection

Local Government Name:	KEOKUK (56G533)
Urban Renewal Area:	AMENDED TWIN RIVER UR (56301)
TIF Taxing District Name:	KEOKUK CITY/KEOKUK SCH/TWIN RIVER UR TIF INCREMENT
TIF Taxing District Inc. Number:	560068
TIF Taxing District Base Year:	1989
FY TIF Revenue First Received:	1991
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	07/1990
Economic Development	07/1990

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	415,720	573,400	33,907,840	0	-3,704	34,893,256	0	34,893,256
Taxable	0	234,505	516,060	30,517,056	0	-3,704	31,263,917	0	31,263,917
Homestead Credits									5

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	11,076,809	23,820,151	23,820,151	0	0

FY 2022 TIF Revenue Received: 1,087,159

TIF Taxing District Data Collection

Local Government Name:	KEOKUK (56G533)
Urban Renewal Area:	AMENDED TWIN RIVER UR (56301)
TIF Taxing District Name:	KEOKUK CITY AG/KEOKUK SCH/TWIN RIVER UR TIF INCREMENT
TIF Taxing District Inc. Number:	560070
TIF Taxing District Base Year:	1989
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	9,590	0	0	0	0

FY 2022 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	KEOKUK (56G533)
Urban Renewal Area:	AMENDED TWIN RIVER UR (56301)
TIF Taxing District Name:	KEOKUK CITY/KEOKUK SCH/KEOKUK SR HOUSING UR TIF INCREMENT
TIF Taxing District Inc. Number:	560112
TIF Taxing District Base Year:	1999
FY TIF Revenue First Received:	2003
Subject to a Statutory end date?	No

	UR Designation
Slum	No
Blighted	08/2000
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	1,760,840	334,450	0	0	-11,112	2,084,178	0	2,084,178
Taxable	0	993,276	301,005	0	0	-11,112	1,283,169	0	1,283,169
Homestead Credits									18

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	1,224,072	871,218	871,218	0	0

FY 2022 TIF Revenue Received: 32,086

TIF Taxing District Data Collection

Local Government Name:	KEOKUK (56G533)
Urban Renewal Area:	AMENDED TWIN RIVER UR (56301)
TIF Taxing District Name:	KEOKUK CITY/KEOKUK SCH/DOWNTOWN KEOKUK UR TIF INCREMENT
TIF Taxing District Inc. Number:	560118
TIF Taxing District Base Year:	2001
FY TIF Revenue First Received:	2007
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2022

	UR Designation
Slum	No
Blighted	No
Economic Development	01/2001

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	1,618,190	17,999,024	372,150	0	-5,556	20,707,569	0	20,707,569
Taxable	0	912,811	16,199,125	334,935	0	-5,556	17,929,856	0	17,929,856
Homestead Credits									14

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	18,898,521	1,814,604	1,814,604	0	0

FY 2022 TIF Revenue Received: 67,053

TIF Taxing District Data Collection

Local Government Name:	KEOKUK (56G533)
Urban Renewal Area:	AMENDED TWIN RIVER UR (56301)
TIF Taxing District Name:	KEOKUK CTIY/KEOKUK SCH/NORTH MAIN STR KEOKUK UR INCREMENT
TIF Taxing District Inc. Number:	560142
TIF Taxing District Base Year:	2003
FY TIF Revenue First Received:	0
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	6,409,710	0	0	0	6,409,710	0	6,409,710
Taxable	0	0	5,768,739	0	0	0	5,768,739	0	5,768,739
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	167,400	5,768,739	5,768,739	0	0

FY 2022 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	KEOKUK (56G533)
Urban Renewal Area:	AMENDED TWIN RIVER UR (56301)
TIF Taxing District Name:	KEOKUK CITY/KEOKUK SCH/2020 PARCEL AMENDMENT TIF INCREM
TIF Taxing District Inc. Number:	560152
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	0	0	0	0	0

FY 2022 TIF Revenue Received: 0