

Annual Urban Renewal Report, Fiscal Year 2021 - 2022

Levy Authority Summary

Local Government Name: WEST LIBERTY
Local Government Number: 70G656

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
WEST LIBERTY URBAN RENEWAL	70010	7

TIF Debt Outstanding: 3,602,617

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:	23,769	0	Amount of 07-01-2021 Cash Balance Restricted for LMI
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TIF Revenue:	730,758
TIF Sp. Revenue Fund Interest:	1,261
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	732,019

Rebate Expenditures:	99,908
Non-Rebate Expenditures:	603,832
Returned to County Treasurer:	0
Total Expenditures:	703,740

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:	52,048	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: 2,846,829**

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Urban Renewal Area Data Collection

Local Government Name: WEST LIBERTY (70G656)
 Urban Renewal Area: WEST LIBERTY URBAN RENEWAL
 UR Area Number: 70010

UR Area Creation Date: 11/2000

UR Area Purpose: To fund upgrades to infrastructure and incentives for economic growth in the plan area to accommodate current and anticipated growth.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WEST LIBERTY CITY/WEST LIBERTY SCH/WEST LIBERTY FIRE/UR TIF INCREM	700113	700114	19,111,514
WEST LIBERTY CITY/WEST LIB SCH/WEST LIB FIRE/UR SO INCREM	700204	700205	1,206,972
WEST LIBERTY CITY AG/WEST LIB SCH/WEST LIB FIRE/UR SO INCREM	700206	700207	0
WEST LIBERTY CITY/WEST LIB SCH/WEST LIB FIRE/UR ALTA INCREM	700208	700209	584,232
WEST LIBERTY CITY AG/WEST LIB SCH/WEST LIB FIRE/UR ALTA INCREM	700210	700211	0
WEST LIB CITY AG/WEST LIB SCH/WEST LIB FIRE/UR INCREM	700227	700228	718
WEST LIBERTYCITY/WEST LIB SCH/WEST LIB FIRE/UR ALTA II INCREM	700237	700238	589,716

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,450	126,378,790	10,997,299	2,416,610	0	-109,268	144,708,727	0	144,708,727
Taxable	1,218	71,289,528	9,897,571	2,174,949	0	-109,268	86,645,100	0	86,645,100
Homestead Credits									488

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021: 23,769 0 **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 730,758
 TIF Sp. Revenue Fund Interest: 1,261
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 732,019

Rebate Expenditures: 99,908
 Non-Rebate Expenditures: 603,832
 Returned to County Treasurer: 0
Total Expenditures: 703,740

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022: 52,048 0 **Amount of 06-30-2022 Cash Balance Restricted for LMI**

Projects For WEST LIBERTY URBAN RENEWAL

Street Improvement Refunding Notes 2016A

Description:	Street and infrastructure improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Maxson Street Improvement Project

Description:	Street and infrastructure improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

2016 Alta Ventures LLC Development

Description:	Phase I housing development LMI revenue
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

2017 Alta Ventures LLC Development

Description:	Phase II housing development LMI Revenue
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

WL Economic Development Matching Grant

Description:	City Matching Grant for Building Renovation Project
	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Classification:	
Physically Complete:	Yes
Payments Complete:	Yes

West Liberty Economic Development Agreement

Description:	WELEAD Agreement for Economic Development
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

West Liberty Administration

Description:	Internal Loan for Administrative work
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For WEST LIBERTY URBAN RENEWAL

GO Corportate Purpose and Refunding Bonds Series 2016A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	765,000
Interest:	48,500
Total:	813,500
Annual Appropriation?:	No
Date Incurred:	11/29/2016
FY of Last Payment:	2025

GO Corporate Purpose Bond Series 2017

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,780,000
Interest:	373,087
Total:	2,153,087
Annual Appropriation?:	No
Date Incurred:	06/01/2017
FY of Last Payment:	2032

Alta Ventures LLC Rebate Phase II

Debt/Obligation Type:	Rebates
Principal:	181,826
Interest:	0
Total:	181,826
Annual Appropriation?:	Yes
Date Incurred:	01/17/2017
FY of Last Payment:	2028

Alta Ventures LLC Rebate Phase II

Debt/Obligation Type:	Rebates
Principal:	140,454
Interest:	0
Total:	140,454
Annual Appropriation?:	Yes
Date Incurred:	05/17/2016
FY of Last Payment:	2026

West Liberty Economic Development Grant

Debt/Obligation Type:	Rebates
Principal:	100,000
Interest:	0
Total:	100,000
Annual Appropriation?:	Yes
Date Incurred:	12/01/2020
FY of Last Payment:	2022

WELEAD Agreement

Debt/Obligation Type:	Internal Loans
Principal:	53,750
Interest:	0

Total:	53,750
Annual Appropriation?:	Yes
Date Incurred:	12/01/2020
FY of Last Payment:	2022

CITY OF WEST LIBERTY ADMINISTRATION

Debt/Obligation Type:	Internal Loans
Principal:	160,000
Interest:	0
Total:	160,000
Annual Appropriation?:	Yes
Date Incurred:	12/01/2020
FY of Last Payment:	2022

Non-Rebates For WEST LIBERTY URBAN RENEWAL

TIF Expenditure Amount:	204,125
Tied To Debt:	GO Corportate Purpose and Refunding Bonds Series 2016A
Tied To Project:	Street Improvement Refunding Notes 2016A
TIF Expenditure Amount:	153,200
Tied To Debt:	GO Corporate Purpose Bond Series 2017
Tied To Project:	Maxson Street Improvement Project
TIF Expenditure Amount:	160,000
Tied To Debt:	CITY OF WEST LIBERTY ADMINISTRATION
Tied To Project:	WL Economic Development Matching Grant
TIF Expenditure Amount:	53,750
Tied To Debt:	WELEAD Agreement
Tied To Project:	West Liberty Economic Development Agreement
TIF Expenditure Amount:	19,000
Tied To Debt:	CITY OF WEST LIBERTY ADMINISTRATION
Tied To Project:	West Liberty Administration
TIF Expenditure Amount:	13,757
Tied To Debt:	CITY OF WEST LIBERTY ADMINISTRATION
Tied To Project:	West Liberty Administration

Rebates For WEST LIBERTY URBAN RENEWAL

Alta Ventures LLC Phase I

TIF Expenditure Amount:	19,938
Rebate Paid To:	GIRI LLC
Tied To Debt:	Alta Ventures LLC Rebate Phase II
Tied To Project:	Street Improvement Refunding Notes 2016A
Projected Final FY of Rebate:	2026

Alta Ventures LLC Phase II

TIF Expenditure Amount:	20,127
Rebate Paid To:	GIRI LLC
Tied To Debt:	Alta Ventures LLC Rebate Phase II
Tied To Project:	Street Improvement Refunding Notes 2016A
Projected Final FY of Rebate:	2028

125 E 3RD STREET

TIF Expenditure Amount:	3,741
Rebate Paid To:	Jose Zacarias
Tied To Debt:	West Liberty Economic Development Grant
Tied To Project:	WL Economic Development Matching Grant
Projected Final FY of Rebate:	2022

101 E 3RD STREET

TIF Expenditure Amount:	8,400
Rebate Paid To:	James Keele Keele Law
Tied To Debt:	West Liberty Economic Development Grant
Tied To Project:	WL Economic Development Matching Grant
Projected Final FY of Rebate:	2022

101 E 3RD STREET

TIF Expenditure Amount:	13,000
Rebate Paid To:	James Keele Keele Law
Tied To Debt:	West Liberty Economic Development Grant
Tied To Project:	WL Economic Development Matching Grant
Projected Final FY of Rebate:	2022

105 E 3RD STREET

TIF Expenditure Amount:	8,782
Rebate Paid To:	Brooke Ventures
Tied To Debt:	West Liberty Economic Development Grant

Tied To Project:	WL Economic Development
	Matching Grant
Projected Final FY of Rebate:	2022

317 N SPENCER

TIF Expenditure Amount:	10,420
Rebate Paid To:	Brooke Ventures
Tied To Debt:	West Liberty Economic
	Development Grant
Tied To Project:	WL Economic Development
	Matching Grant
Projected Final FY of Rebate:	2022

122 E 3RD STREET

TIF Expenditure Amount:	15,500
Rebate Paid To:	Randy Klein
Tied To Debt:	West Liberty Economic
	Development Grant
Tied To Project:	WL Economic Development
	Matching Grant
Projected Final FY of Rebate:	2022

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CITY OF WEST LIBERTY CREATED A WEST LIBERTY ECONOMIC GRANT AND FUNDED PROJECTS FOR IMPROVEMENT IN TOTAL 59,000 PROJECTS HAVE BEEN PAID OUT. WE LEAD INVESTMENT FOR ECONOMOIC DEVELOPMENT PARTNERSHIP 53,750 AND THEN ADMINISTRATIVE COSTS TO ADMINISTER PROJECTS

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2022

59000

TIF Taxing District Data Collection

Local Government Name: WEST LIBERTY (70G656)
 Urban Renewal Area: WEST LIBERTY URBAN RENEWAL (70010)
 TIF Taxing District Name: WEST LIBERTY CITY/WEST LIBERTY SCH/WEST LIBERTY FIRE/UR TIF INCREM
 TIF Taxing District Inc. Number: 700114
 TIF Taxing District Base Year: 1999
 FY TIF Revenue First Received: 2018
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2038

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2017

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	112,318,380	10,189,839	552,620	0	-98,156	127,239,279	0	127,239,279
Taxable	0	63,358,147	9,170,857	497,358	0	-98,156	75,814,913	0	75,814,913
Homestead Credits									445

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	60,316,900	67,020,535	19,111,514	47,909,021	1,634,451

FY 2022 TIF Revenue Received: 649,558

TIF Taxing District Data Collection

Local Government Name: WEST LIBERTY (70G656)
 Urban Renewal Area: WEST LIBERTY URBAN RENEWAL (70010)
 TIF Taxing District Name: WEST LIBERTY CITY/WEST LIB SCH/WEST LIB FIRE/UR SO INCREM
 TIF Taxing District Inc. Number: 700205
 TIF Taxing District Base Year: 2015
 FY TIF Revenue First Received: 2016
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2038

UR Designation	
Slum	No
Blighted	06/2016
Economic Development	06/2016

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	11,979,250	807,460	1,863,990	0	-11,112	15,386,838	0	15,386,838
Taxable	0	6,757,433	726,714	1,677,591	0	-11,112	9,655,021	0	9,655,021
Homestead Credits									43

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	14,114,730	1,283,220	1,206,972	76,248	2,601

FY 2022 TIF Revenue Received: 41,134

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TIF Taxing District Data Collection

Local Government Name:	WEST LIBERTY (70G656)
Urban Renewal Area:	WEST LIBERTY URBAN RENEWAL (70010)
TIF Taxing District Name:	WEST LIBERTY CITY AG/WEST LIB SCH/WEST LIB FIRE/UR SO INCREM
TIF Taxing District Inc. Number:	700207
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	2,450	0	0	0	0

FY 2022 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WEST LIBERTY (70G656)
Urban Renewal Area:	WEST LIBERTY URBAN RENEWAL (70010)
TIF Taxing District Name:	WEST LIBERTY CITY/WEST LIB SCH/WEST LIB FIRE/UR ALTA INCREM
TIF Taxing District Inc. Number:	700209
TIF Taxing District Base Year:	2016
FY TIF Revenue First Received:	2018
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2028

	UR Designation
Slum	No
Blighted	No
Economic Development	06/2015

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	1,035,720	0	0	0	0	1,035,720	0	1,035,720
Taxable	0	584,232	0	0	0	0	584,232	0	584,232
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	10,440	584,232	584,232	0	0

FY 2022 TIF Revenue Received: 40,066

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TIF Taxing District Data Collection

Local Government Name:	WEST LIBERTY (70G656)
Urban Renewal Area:	WEST LIBERTY URBAN RENEWAL (70010)
TIF Taxing District Name:	WEST LIBERTY CITY AG/WEST LIB SCH/WEST LIB FIRE/UR ALTA INCREM
TIF Taxing District Inc. Number:	700211
TIF Taxing District Base Year:	2016
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

TIF Taxing District Data Collection

Local Government Name:	WEST LIBERTY (70G656)
Urban Renewal Area:	WEST LIBERTY URBAN RENEWAL (70010)
TIF Taxing District Name:	WEST LIB CITY AG/WEST LIB SCH/WEST LIB FIRE/UR INCREM
TIF Taxing District Inc. Number:	700228
TIF Taxing District Base Year:	1999
FY TIF Revenue First Received:	2019
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	1,450	0	0	0	0	0	1,450	0	1,450
Taxable	1,218	0	0	0	0	0	1,218	0	1,218
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	700	750	718	32	1

FY 2022 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name:	WEST LIBERTY (70G656)
Urban Renewal Area:	WEST LIBERTY URBAN RENEWAL (70010)
TIF Taxing District Name:	WEST LIBERTYCITY/WEST LIB SCH/WEST LIB FIRE/UR ALTA II INCREM
TIF Taxing District Inc. Number:	700238
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	1,045,440	0	0	0	0	1,045,440	0	1,045,440
Taxable	0	589,716	0	0	0	0	589,716	0	589,716
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	95,640	589,716	589,716	0	0

FY 2022 TIF Revenue Received: 0