

Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Levy Authority Summary

Local Government Name: WAUKON
Local Government Number: 03G015

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
WAUKON URBAN RENEWAL	03001	23
WAUKON REEL CORE URBAN RENEWAL	03004	1

TIF Debt Outstanding: 5,835,181

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: 340,719 0 Amount of 07-01-2022 Cash Balance Restricted for LMI

TIF Revenue:	595,816	
TIF Sp. Revenue Fund Interest:	0	
Property Tax Replacement Claims	0	
Asset Sales & Loan Repayments:	0	
Total Revenue:	595,816	
Rebate Expenditures:	15,573	
Non-Rebate Expenditures:	838,633	
Returned to County Treasurer:	0	
Total Expenditures:	854,206	

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: 82,329 0 Amount of 06-30-2023 Cash Balance Restricted for LMI

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 4,898,646

Urban Renewal Area Data Collection

Local Government Name: WAUKON (03G015)
 Urban Renewal Area: WAUKON URBAN RENEWAL
 UR Area Number: 03001

UR Area Creation Date: 12/1990

UR Area Purpose: To promote the welfare of city residents through economic development and blight removal, including the acquisition and development of commercial and industrial sites to create new jobs and tax base and the construction of public improvements.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WAUKON CITY/ALLAMAKEE SCH/WAUKON TIF INCREM	030053	030054	11,469,847
WAUKON CITY AG/ALLAMAKEE SCH/WAUKON TIF INCREM	030055	030056	787
WAUKON CITY/ALLAMAKEE SCH/WAUKON TIF AMENDMENT 1996 INCREM	030064	030065	2,212,230
WAUKON CITY AG/ALLAMAKEE SCH/WAUKON TIF AMENDMENT 1996 INCREM	030066	030067	6,032
WAUKON CITY/ALLAMAKEE SCH/WAUKON 1997 TIF AMEND INCREM	030068	030069	467,632
WAUKON CITY AG/ALLAMAKEE SCH/WAUKON TIF AMENDMENT 1997 INCREM	030070	030071	2,197
WAUKON CITY/ALLAMAKEE SCH/WAUKON UR AMENDMENT (1998) INCREM	030075	030074	0
WAUKON CITY/ALLAMAKEE SCH/WAUKON SE UR RENEWAL AREA AMEND 2001 INCREM	030076	030077	0
WAUKON CITY AG/ALLAMAKEE SCH/WAUKON SE UR RENEWAL AREA AMEND 2001 INCREM	030078	030079	9,037
WAUKON CITY/ALLAMAKEE SCHOOL//SE UR AREA 2006 ADDITION INCR	030093	030094	3,423,652
WAUKON CITY AG/ALLAMAKEE SCHOOL//SE UR AREA 2006 ADDITION INCR	030095	030096	0
WAUKON CITY/ALLAMAKEE SCHOOL/WAUKON AMEND 2008 TIF INCREM	030099	030100	1,645
WAUKON CITY AG/ALLAMAKEE SCHOOL/WAUKON 1ST AMEND 2010 TIF INCREM	030101	030102	0
WAUKON CITY/ALLAMAKEE SCHOOL/WAUKON 2ND AMEND 2010 TIF INCREM	030103	030104	1,937,618
WAUKON CITY AG/ALLAMAKEE SCHOOL/WAUKON 2ND AMEND 2010 TIF INCREM	030105	030106	0
WAUKON CITY/ALLAMAKEE SCHOOL/WAUKON 3RD AMEND 2010 TIF INCREM	030107	030108	0
WAUKON CITY/ALLAMAKEE SCH/WAUKON 11TH AMEND LIBRARY TIF INCREM	030111	030112	0
WAUKON CITY/ALLAMAKEE SCH/WAUKON 2012 ADD TO SE URB RENEW AREA TIF INCREM	030113	030114	0
WAUKON CITY/ALLAMAKEE SCH/WAUKON SE UR REN PLAN 15TH AMENDMENT TIF INCREM	030115	030116	264,655
WAUKON CITY/ALLAMAKEE SCH/WAUKON 2015 ADD TO SE UR AREA INCREM	030119	030120	429,444
WAUKON CITY/ALLAMAKEE SCH/2018 ADDITION OT SE UR AREA INCREM	030121	030122	370,292
WAUKON CITY/ALLAMAKEE SCH/WAUKON SE UR AREA 23RD AMNDMT TIF INCREMENT	030123	030124	0
WAUKON CITY AG/ALLAMAKEE SCH/WAUKON SE UR AMNDMT NOV '21 ADD'N TIF INCREMENT	030125	030126	0

Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	234,500	56,761,200	32,487,282	6,872,700	0	-88,896	99,624,504	0	99,624,504
Taxable	208,803	30,724,952	29,238,554	6,185,430	0	-88,896	68,409,391	0	68,409,391
Homestead Credits									286

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: **340,719** **0** **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 595,816
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0

Total Revenue:	595,816	
Rebate Expenditures:	15,573	
Non-Rebate Expenditures:	838,633	
Returned to County Treasurer:	0	
Total Expenditures:	854,206	

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:	82,329	0	Amount of 06-30-2023 Cash Balance Restricted for LMI
---	---------------	----------	---

Projects For WAUKON URBAN RENEWAL

Wellness Center

Description:	Construct Wellness Center / Community Center
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	No

Gundersen Medical Clinic

Description:	Construct Medical Clinic
Classification:	Commercial-Medical
Physically Complete:	Yes
Payments Complete:	No

Innovative Ag - 1

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

Fire Station

Description:	Construct new Fire Station
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

Reel Core

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

Innovative Ag- 2

Description:	Tax Rebate
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	Yes

McMillan Property Expansion

Description:	Acquisition of blighted, demolition
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

2020 Refunding & Corporate Purpose

Description:	Sports Complex, Utilities
Classification:	Recreational facilities (lake development, parks, ball fields, trails)

Physically Complete:	Yes
Payments Complete:	No

Downtown Bldg Rehab- Tierney

Description:	Rehab/Renovation
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

2021 NW Public Infrastructure

Description:	Construct public infrastructure/support dev of new housing
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

Legal Fees- FY2023

Description:	TIF District Legal Services
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Pladsen Subdivision

Description:	Construction of public infrastructure
	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Classification:	
Physically Complete:	No
Payments Complete:	No

Street Resurfacing Improvements

Description:	West St SW, 6th Ave SW
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

9 & 11 Allamakee Street

Description:	Demo of fire-damaged buildings, promote future economic development
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For WAUKON URBAN RENEWAL

2005 G. O. Bonds - Clinic

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	304,883
Interest:	22,290
Total:	327,173
Annual Appropriation?:	No
Date Incurred:	05/20/2005
FY of Last Payment:	2025

Innovative Ag Tax Rebate -1

Debt/Obligation Type:	Rebates
Principal:	3,313
Interest:	0
Total:	3,313
Annual Appropriation?:	No
Date Incurred:	06/14/2010
FY of Last Payment:	2022

2014 - Fire Station - \$70,000 Loan

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	14,000
Interest:	683
Total:	14,683
Annual Appropriation?:	No
Date Incurred:	06/02/2014
FY of Last Payment:	2024

2014 - Fire Station \$320,000 Loan

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	72,000
Interest:	0
Total:	72,000
Annual Appropriation?:	No
Date Incurred:	06/02/2014
FY of Last Payment:	2024

2014 - Fire Station \$360,000 Loan

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	60,000
Interest:	0
Total:	60,000
Annual Appropriation?:	No
Date Incurred:	06/02/2014
FY of Last Payment:	2024

Fire Station (Letter of Credit)

Debt/Obligation Type:	Internal Loans
Principal:	10,380
Interest:	0

Total:	10,380
Annual Appropriation?:	No
Date Incurred:	06/02/2014
FY of Last Payment:	2024

Fire Station (Equalization Payment)

Debt/Obligation Type:	Internal Loans
Principal:	1,493
Interest:	0
Total:	1,493
Annual Appropriation?:	No
Date Incurred:	06/02/2014
FY of Last Payment:	2024

Reel Core Tax Rebate

Debt/Obligation Type:	Rebates
Principal:	18,403
Interest:	0
Total:	18,403
Annual Appropriation?:	Yes
Date Incurred:	12/19/2017
FY of Last Payment:	2024

2020 G. O. Refunding- TIF % Sports

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	32,000
Interest:	801
Total:	32,801
Annual Appropriation?:	No
Date Incurred:	01/02/2020
FY of Last Payment:	2031

2020 G. O. Refunding- TIF % Utilities

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	585,000
Interest:	60,245
Total:	645,245
Annual Appropriation?:	No
Date Incurred:	01/02/2020
FY of Last Payment:	2031

McMillan Property Internal Advance #2

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	10/04/2021
FY of Last Payment:	2021

2021 G.O. - Refunding of 2015 GO Wellness

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	946,000
Interest:	46,726
Total:	992,726

Annual Appropriation?:	No
Date Incurred:	10/20/2015
FY of Last Payment:	2026

FY 2023 Legal Fees

Debt/Obligation Type:	Internal Loans
Principal:	1,657
Interest:	0
Total:	1,657
Annual Appropriation?:	No
Date Incurred:	07/01/2022
FY of Last Payment:	2023

Additional McMillan Prop Internal Advance

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/15/2021
FY of Last Payment:	2023

Downtown Bldg Rehab Internal Advance

Debt/Obligation Type:	Internal Loans
Principal:	138,000
Interest:	0
Total:	138,000
Annual Appropriation?:	No
Date Incurred:	11/15/2021
FY of Last Payment:	2025

2021 NW Infrastructure Internal Advance

Debt/Obligation Type:	Internal Loans
Principal:	250,000
Interest:	0
Total:	250,000
Annual Appropriation?:	No
Date Incurred:	11/15/2021
FY of Last Payment:	2025

2022 G. O. Corp Purpose (Pladsen)

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,500,000
Interest:	463,624
Total:	2,963,624
Annual Appropriation?:	No
Date Incurred:	06/01/2022
FY of Last Payment:	2034

2022 Pladsen GO Bond Fees

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	40,000
Interest:	0
Total:	40,000
Annual Appropriation?:	No

Date Incurred:	04/04/2022
FY of Last Payment:	2023

2021 Refunding GO Bond Fees

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	13,683
Interest:	0
Total:	13,683
Annual Appropriation?:	No
Date Incurred:	12/06/2021
FY of Last Payment:	2023

9 & 11 Allamakee Street

Debt/Obligation Type:	Internal Loans
Principal:	250,000
Interest:	0
Total:	250,000
Annual Appropriation?:	No
Date Incurred:	11/21/2022
FY of Last Payment:	2023

Non-Rebates For WAUKON URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	Fire Station (Equalization Payment)
Tied To Project:	Wellness Center
TIF Expenditure Amount:	7,496
Tied To Debt:	2014 - Fire Station - \$70,000 Loan
Tied To Project:	Fire Station
TIF Expenditure Amount:	32,000
Tied To Debt:	2014 - Fire Station \$320,000 Loan
Tied To Project:	Fire Station
TIF Expenditure Amount:	36,000
Tied To Debt:	2014 - Fire Station \$360,000 Loan
Tied To Project:	Fire Station
TIF Expenditure Amount:	320
Tied To Debt:	Fire Station (Letter of Credit)
Tied To Project:	Fire Station
TIF Expenditure Amount:	1,493
Tied To Debt:	Fire Station (Equalization Payment)
Tied To Project:	Fire Station
TIF Expenditure Amount:	1,657
Tied To Debt:	Downtown Bldg Rehab Internal Advance
Tied To Project:	Legal Fees- FY2023
TIF Expenditure Amount:	15,520
Tied To Debt:	2020 G. O. Refunding- TIF % Sports
Tied To Project:	2020 Refunding & Corporate Purpose
TIF Expenditure Amount:	60,922
Tied To Debt:	2020 G. O. Refunding- TIF % Utilities
Tied To Project:	2020 Refunding & Corporate Purpose
TIF Expenditure Amount:	43,000
Tied To Debt:	McMillan Property Internal Advance #2
Tied To Project:	McMillan Property Expansion
TIF Expenditure Amount:	46,000
Tied To Debt:	Downtown Bldg Rehab Internal Advance
Tied To Project:	Downtown Bldg Rehab- Tierney
TIF Expenditure Amount:	247,000
Tied To Debt:	2022 G. O. Corp Purpose (Pladsen)
Tied To Project:	Pladsen Subdivision

TIF Expenditure Amount:	262,225
Tied To Debt:	2021 G.O. - Refunding of 2015 GO Wellness
Tied To Project:	Street Resurfacing Improvements
TIF Expenditure Amount:	85,000
Tied To Debt:	2021 NW Infrastructure Internal Advance
Tied To Project:	2021 NW Public Infrastructure

Rebates For WAUKON URBAN RENEWAL

Innovative Ag

TIF Expenditure Amount:	3,313
Rebate Paid To:	Innovative Ag
Tied To Debt:	Innovative Ag Tax Rebate -1
Tied To Project:	Innovative Ag - 1
Projected Final FY of Rebate:	2024

Reel Core

TIF Expenditure Amount:	12,260
Rebate Paid To:	Reel Core
Tied To Debt:	Reel Core Tax Rebate
Tied To Project:	Reel Core
Projected Final FY of Rebate:	2024

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Multiple Internal Loans related to one project were treated as one loan, with the final obligation date used. End Balance is fund 125 & 126.

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2023

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

TIF Taxing District Data Collection

Local Government Name: WAUKON (03G015)
 Urban Renewal Area: WAUKON URBAN RENEWAL (03001)
 TIF Taxing District Name: WAUKON CITY/ALLAMAKEE SCH/WAUKON TIF INCREM
 TIF Taxing District Inc. Number: 030054
 TIF Taxing District Base Year: 1986
 FY TIF Revenue First Received: 1992
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	12/1990
Economic Development	12/1990

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	35,662,100	11,262,640	1,081,600	0	-70,376	49,548,824	0	49,548,824
Taxable	0	19,303,957	10,136,376	973,440	0	-70,376	31,371,596	0	31,371,596
Homestead Credits									178

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	13,869,739	31,371,596	11,469,847	19,901,749	575,081

FY 2023 TIF Revenue Received: 595,816

TIF Taxing District Data Collection

Local Government Name: WAUKON (03G015)
 Urban Renewal Area: WAUKON URBAN RENEWAL (03001)
 TIF Taxing District Name: WAUKON CITY AG/ALLAMAKEE SCH/WAUKON TIF INCREM
 TIF Taxing District Inc. Number: 030056
 TIF Taxing District Base Year: 1986
 FY TIF Revenue First Received: 1992
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	12/1990
Economic Development	12/1990

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	46,000	0	0	0	0	0	46,000	0	46,000
Taxable	40,959	0	0	0	0	0	40,959	0	40,959
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	43,846	2,154	787	1,367	22

FY 2023 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

TIF Taxing District Data Collection

Local Government Name:	WAUKON (03G015)
Urban Renewal Area:	WAUKON URBAN RENEWAL (03001)
TIF Taxing District Name:	WAUKON CITY/ALLAMAKEE SCH/WAUKON TIF AMENDMENT 1996 INCREM
TIF Taxing District Inc. Number:	030065
TIF Taxing District Base Year:	1996
FY TIF Revenue First Received:	1998
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1996

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	284,000	6,173,000	0	0	0	6,992,400	0	6,992,400
Taxable	0	153,733	5,555,700	0	0	0	6,050,751	0	6,050,751
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	413,590	6,050,751	2,212,230	3,838,521	110,918

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WAUKON (03G015)
Urban Renewal Area:	WAUKON URBAN RENEWAL (03001)
TIF Taxing District Name:	WAUKON CITY AG/ALLAMAKEE SCH/WAUKON TIF AMENDMENT 1996 INCREM
TIF Taxing District Inc. Number:	030067
TIF Taxing District Base Year:	1996
FY TIF Revenue First Received:	1998
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1996

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	88,500	0	0	0	0	0	88,500	0	88,500
Taxable	78,802	0	0	0	0	0	78,802	0	78,802
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	72,000	16,500	6,032	10,468	168

FY 2023 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

TIF Taxing District Data Collection

Local Government Name: WAUKON (03G015)
 Urban Renewal Area: WAUKON URBAN RENEWAL (03001)
 TIF Taxing District Name: WAUKON CITY/ALLAMAKEE SCH/WAUKON 1997 TIF AMEND INCREM
 TIF Taxing District Inc. Number: 030069
 TIF Taxing District Base Year: 2001
 FY TIF Revenue First Received: 1999
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	02/1997

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,362,900	0	0	0	0	2,362,900	0	2,362,900
Taxable	0	1,279,040	0	0	0	0	1,279,040	0	1,279,040
Homestead Credits									8

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	1,852	1,279,040	467,632	811,408	23,446

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WAUKON (03G015)
 Urban Renewal Area: WAUKON URBAN RENEWAL (03001)
 TIF Taxing District Name: WAUKON CITY AG/ALLAMAKEE SCH/WAUKON TIF AMENDMENT 1997 INCREM
 TIF Taxing District Inc. Number: 030071
 TIF Taxing District Base Year: 1997
 FY TIF Revenue First Received: 1999
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	02/1997

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	30,700	0	0	0	0	0	30,700	0	30,700
Taxable	27,336	0	0	0	0	0	27,336	0	27,336
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	24,690	6,010	2,197	3,813	61

FY 2023 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

TIF Taxing District Data Collection

Local Government Name:	WAUKON (03G015)
Urban Renewal Area:	WAUKON URBAN RENEWAL (03001)
TIF Taxing District Name:	WAUKON CITY/ALLAMAKEE SCH/WAUKON UR AMENDMENT (1998) INCREM
TIF Taxing District Inc. Number:	030074
TIF Taxing District Base Year:	1998
FY TIF Revenue First Received:	2000
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	03/1998

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	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 2023	0	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WAUKON (03G015)
Urban Renewal Area:	WAUKON URBAN RENEWAL (03001)
TIF Taxing District Name:	WAUKON CITY/ALLAMAKEE SCH/WAUKON SE UR RENEWAL AREA AMEND
2001 INCREM	
TIF Taxing District Inc. Number:	030077
TIF Taxing District Base Year:	2001
FY TIF Revenue First Received:	2003
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2001

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	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 2023	25,970	0	0	0	0

FY 2023 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

TIF Taxing District Data Collection

Local Government Name: WAUKON (03G015)
 Urban Renewal Area: WAUKON URBAN RENEWAL (03001)
 TIF Taxing District Name: WAUKON CITY AG/ALLAMAKEE SCH/WAUKON SE UR RENEWAL AREA
 AMEND 2001 INCREM
 TIF Taxing District Inc. Number: 030079
 TIF Taxing District Base Year: 2001
 FY TIF Revenue First Received: 2003
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2001

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	69,300	0	0	0	0	0	69,300	0	69,300
Taxable	61,706	0	0	0	0	0	61,706	0	61,706
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	44,580	24,720	9,037	15,683	252

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WAUKON (03G015)
 Urban Renewal Area: WAUKON URBAN RENEWAL (03001)
 TIF Taxing District Name: WAUKON CITY/ALLAMAKEE SCHOOL//SE UR AREA 2006 ADDITION INCR
 TIF Taxing District Inc. Number: 030094
 TIF Taxing District Base Year: 2005
 FY TIF Revenue First Received: 2008
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2006

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	18,434,500	8,478,742	99,300	0	-16,668	28,205,332	0	28,205,332
Taxable	0	9,978,641	7,630,868	89,370	0	-16,668	18,453,242	0	18,453,242
Homestead Credits									100

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	18,857,845	9,364,155	3,423,652	5,940,503	171,657

FY 2023 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

TIF Taxing District Data Collection

Local Government Name:	WAUKON (03G015)
Urban Renewal Area:	WAUKON URBAN RENEWAL (03001)
TIF Taxing District Name:	WAUKON CITY AG/ALLAMAKEE SCHOOL//SE UR AREA 2006 ADDITION INCR
TIF Taxing District Inc. Number:	030096
TIF Taxing District Base Year:	2005
FY TIF Revenue First Received:	2008
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2006

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	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 2023	0	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WAUKON (03G015)
Urban Renewal Area:	WAUKON URBAN RENEWAL (03001)
TIF Taxing District Name:	WAUKON CITY/ALLAMAKEE SCHOOL/WAUKON AMEND 2008 TIF INCREM
TIF Taxing District Inc. Number:	030100
TIF Taxing District Base Year:	2007
FY TIF Revenue First Received:	2010
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2008

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	29,200	0	0	-1,852	27,348	0	27,348
Taxable	0	0	26,280	0	0	-1,852	24,428	0	24,428
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	24,700	4,500	1,645	2,855	82

FY 2023 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

TIF Taxing District Data Collection

Local Government Name:	WAUKON (03G015)
Urban Renewal Area:	WAUKON URBAN RENEWAL (03001)
TIF Taxing District Name:	WAUON CITY AG/ALLAMAKEE SCHOOL/WAUKON 1ST AMEND 2010 TIF INCREM
TIF Taxing District Inc. Number:	030102
TIF Taxing District Base Year:	2009
FY TIF Revenue First Received:	2012
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2010

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	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 2023	0	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WAUKON (03G015)
Urban Renewal Area:	WAUKON URBAN RENEWAL (03001)
TIF Taxing District Name:	WAUKON CITY/ALLAMAKEE SCHOOL/WAUKON 2ND AMEND 2010 TIF INCREM
TIF Taxing District Inc. Number:	030104
TIF Taxing District Base Year:	2009
FY TIF Revenue First Received:	2012
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2010

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	5,888,500	0	0	0	5,888,500	0	5,888,500
Taxable	0	0	5,299,650	0	0	0	5,299,650	0	5,299,650
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	24,900	5,299,650	1,937,618	3,362,032	97,149

FY 2023 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

TIF Taxing District Data Collection

Local Government Name:	WAUKON (03G015)
Urban Renewal Area:	WAUKON URBAN RENEWAL (03001)
TIF Taxing District Name:	WAUKON CITY AG/ALLAMAKEE SCHOOL/WAUKON 2ND AMEND 2010 TIF INCREM
TIF Taxing District Inc. Number:	030106
TIF Taxing District Base Year:	2009
FY TIF Revenue First Received:	2012
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2010

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	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 2023	0	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WAUKON (03G015)
Urban Renewal Area:	WAUKON URBAN RENEWAL (03001)
TIF Taxing District Name:	WAUKON CITY/ALLAMAKEE SCHOOL/WAUKON 3RD AMEND 2010 TIF INCREM
TIF Taxing District Inc. Number:	030108
TIF Taxing District Base Year:	2009
FY TIF Revenue First Received:	2012
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2010

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	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 2023	0	0	0	0	0

FY 2023 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

TIF Taxing District Data Collection

Local Government Name:	WAUKON (03G015)
Urban Renewal Area:	WAUKON URBAN RENEWAL (03001)
TIF Taxing District Name:	WAUKON CITY/ALLAMAKEE SCH/WAUKON 11TH AMEND LIBRARAY TIF INCREM
TIF Taxing District Inc. Number:	030112
TIF Taxing District Base Year:	2011
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 - 1/1/2021 for FY 2023

	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 2023	0	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WAUKON (03G015)
Urban Renewal Area:	WAUKON URBAN RENEWAL (03001)
TIF Taxing District Name:	WAUKON CITY/ALLAMAKEE SCH/WAUKON 2012 ADD TO SE URB RENEW AREA TIF INCREM
TIF Taxing District Inc. Number:	030114
TIF Taxing District Base Year:	2012
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 - 1/1/2021 for FY 2023

	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 2023	0	0	0	0	0

FY 2023 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

TIF Taxing District Data Collection

Local Government Name: WAUKON (03G015)
 Urban Renewal Area: WAUKON URBAN RENEWAL (03001)
 TIF Taxing District Name: WAUKON CITY/ALLAMAKEE SCH/WAUKON SE UR REN PLAN 15TH
 AMENDMENT TIF INCREM
 TIF Taxing District Inc. Number: 030116
 TIF Taxing District Base Year: 2014
 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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	804,300	0	0	804,300	0	804,300
Taxable	0	0	0	723,870	0	0	723,870	0	723,870
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	48,700	723,870	264,655	459,215	13,269

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WAUKON (03G015)
 Urban Renewal Area: WAUKON URBAN RENEWAL (03001)
 TIF Taxing District Name: WAUKON CITY/ALLAMAKEE SCH/WAUKON 2015 ADD TO SE UR AREA
 INCREM
 TIF Taxing District Inc. Number: 030120
 TIF Taxing District Base Year: 2014
 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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	215,200	1,089,900	0	0	1,305,100	0	1,305,100
Taxable	0	0	193,680	980,910	0	0	1,174,590	0	1,174,590
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	77,110	1,174,590	429,444	745,146	21,532

FY 2023 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

TIF Taxing District Data Collection

Local Government Name:	WAUKON (03G015)
Urban Renewal Area:	WAUKON URBAN RENEWAL (03001)
TIF Taxing District Name:	WAUKON CITY/ALLAMAKEE SCH/2018 ADDITION OT SE UR AREA INCREM
TIF Taxing District Inc. Number:	030122
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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	440,000	3,797,600	0	0	4,237,600	0	4,237,600
Taxable	0	0	396,000	3,417,840	0	0	3,813,840	0	3,813,840
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	3,224,800	1,012,800	370,292	642,508	18,566

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WAUKON (03G015)
Urban Renewal Area:	WAUKON URBAN RENEWAL (03001)
TIF Taxing District Name:	WAUKON CITY/ALLAMAKEE SCH/WAUKON SE UR AREA 23RD AMNDMT TIF INCREMENT
TIF Taxing District Inc. Number:	030124
TIF Taxing District Base Year:	2020
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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	17,700		0	0	0	17,700	0	17,700
Taxable	0	9,581		0	0	0	9,581	0	9,581
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	128,000	0	0	0	0

FY 2023 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

TIF Taxing District Data Collection

Local Government Name: WAUKON (03G015)

Urban Renewal Area: WAUKON URBAN RENEWAL (03001)

TIF Taxing District Name: WAUKON CITY AG/ALLAMAKEE SCH/WAUKON SE UR AMNDMT NOV '21

ADD'N TIF INCREMENT

TIF Taxing District Inc. Number: 030126

TIF Taxing District Base Year: 2021

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 - 1/1/2021 for FY 2023

[illegible]

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	49,200	0	0	0	0

FY 2023 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Urban Renewal Area Data Collection

Local Government Name: WAUKON (03G015)
 Urban Renewal Area: WAUKON REEL CORE URBAN RENEWAL
 UR Area Number: 03004

UR Area Creation Date: 05/1993

UR Area Purpose: To promote the health, safety and general welfare of the residents of the City of Waukon through job creation and tax base development in Quandahl Industrial Park.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WAUKON CITY/ALLAMAKEE SCHOOL/REEL CORE TIF INCREM	030057	030058	0

Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

	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

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: 0 0 **Amount of 07-01-2022 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 06-30-2023: 0 0 **Amount of 06-30-2023 Cash Balance Restricted for LMI**

◆ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

No activity in the reporting year in the Reel Core Urban Renewal Area UR 03004

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2023

TIF Taxing District Data Collection

Local Government Name: WAUKON (03G015)
Urban Renewal Area: WAUKON REEL CORE URBAN RENEWAL (03004)
TIF Taxing District Name: WAUKON CITY/ALLAMAKEE SCHOOL/REEL CORE TIF INCREM
TIF Taxing District Inc. Number: 030058
TIF Taxing District Base Year: 1992
FY TIF Revenue First Received: 1995
Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	10/1993

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	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 2023	406,100	0	0	0	0

FY 2023 TIF Revenue Received: 0