

Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Levy Authority Summary

Local Government Name: WATERLOO
Local Government Number: 07G054

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
WATERLOO URBAN RENEWAL	07008	3
WATERLOO RATH AREA URBAN RENEWAL	07009	4
WATERLOO UNIVERSITY AVENUE URBAN RENEWAL	07011	2
WATERLOO NE IND URBAN RENEWAL	07015	8
WATERLOO MARTIN RD URBAN RENEWAL	07016	6
WATERLOO SAN MARNAN URBAN RENEWAL	07030	7
WATERLOO CROSSROADS UR TIF	07044	4
EAST WATERLOO UNIFIED UR & REDEVELOPMENT AREA	07045	9
WATERLOO SCHOITZ URBAN RENEWAL	07050	0

TIF Debt Outstanding: 114,808,183

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:	331,973	0	Amount of 07-01-2022 Cash Balance Restricted for LMI
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TIF Revenue:	11,261,092	
TIF Sp. Revenue Fund Interest:	0	
Property Tax Replacement Claims	170,000	
Asset Sales & Loan Repayments:	0	
Total Revenue:	11,431,092	

Rebate Expenditures:	2,618,556	
Non-Rebate Expenditures:	10,397,808	
Returned to County Treasurer:	0	
Total Expenditures:	13,016,364	

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:	-1,253,299	0	Amount of 06-30-2023 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance: 103,045,118**

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Urban Renewal Area Data Collection

Local Government Name: WATERLOO (07G054)
 Urban Renewal Area: WATERLOO URBAN RENEWAL
 UR Area Number: 07008

UR Area Creation Date: 12/1974

UR Area Purpose: The plan is intended to strengthen the economy, conserve substantially sound areas of the downtown, eliminate blight and inappropriate uses through a comprehensive program of rehabilitation and redevelopment.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WATERLOO CITY/WATERLOO SCH/WATERLOO RIVERFRONT UR TIF INCR	070219	070220	115,368,170
WATERLOO CITY/WATERLOO SCH/WATERLOO RIVERFRONT GROUT AMD INCR	070261	070262	0
WATERLOO CITY/WATERLOO SCH WATERLOO RIVERFRONT TIF AMD2 INCR	070301	070302	4,835,060

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	27,135,740	107,048,315	29,129,470	0	-1,852	175,667,878	0	175,667,878
Taxable	0	14,688,593	96,343,486	26,216,523	0	-1,852	145,123,835	0	145,123,835
Homestead Credits									29

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: **1,680,655** **0** **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 3,861,941
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims 170,000
 Asset Sales & Loan Repayments: 0
Total Revenue: 4,031,941

Rebate Expenditures: 626,077
 Non-Rebate Expenditures: 3,580,842
 Returned to County Treasurer: 0
Total Expenditures: 4,206,919

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: **1,505,677** **0** **Amount of 06-30-2023 Cash Balance Restricted for LMI**

Projects For WATERLOO URBAN RENEWAL

Parking Ramps

Description:	Rehabilitation of East and West Parking Ramps
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

Commercial Street Extension

Description:	Funds to pay for Commercial Street Extension Project
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

US 63 Study

Description:	Funds for US Hwy 63 Study
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Downtown Riverfront Plan

Description:	Payments to consultant for development of the Riverfront Renaissance Plan
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

Downtown Lighting

Description:	Funds to pay for downtown lighting project
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Main Street Contract

Description:	Funds to pay services to Main Street Waterloo
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

Vandewalle Contract

Description:	Contract for downtown development services
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

2004 Downtown Redevelopment Consultant

Description:	Funds to pay for downtown redevelopment consultant
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes

Payments Complete:	No
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2004 Downtown Lighting

Description:	Funds to pay for downtown lighting project
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

2005 Downtown Acquisitions

Description:	Acquire property for Expo site
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

2006 Downtown Acquisitions

Description:	Acquire property for Expo site
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

2004 Downtown Acquisitions

Description:	Acquire property for Expo site
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

2007 Downtown Pump Stations

Description:	Funds to pay for pump station project
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	No

2007 Downtown Parking Ramps

Description:	Funds to pay for parking ramp repairs
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

2007 Downtown Property Acquisitions

Description:	Acquire property for Expo site
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

2007 Downtown Property Acquisitions

Description:	Acquire property for Expo site
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

2007 Downtown Development Consultant

Description:	Funds to pay for downtown development consultant
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

2008 Downtown Development Consultant

Description:	Funds to pay for downtown development consultant
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

2008 Downtown Property Acquisitions

Description:	Funds to pay for downtown property acquisitions
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

2008 Public Market

Description:	Funds to pay for new Public Market Building
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

2008 Downtown Parking Ramps

Description:	Funds to pay for parking ramp repairs
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

2009 Downtown Parking Ramps

Description:	Funds to pay for parking ramp repairs
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

2009 Downtown Property Acquisitions

Description:	Funds to pay for downtown property acquisitions
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

2009 Downtown Property Acquisitions

Description:	Acquisition of properties for new SportsPlex
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

2009 Downtown Development Consultant

Description:	Funds to pay for downtown development consultant
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

2010 Downtown Development Consultant

Description:	Funds to pay for downtown development consultant
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

2010 Downtown Property Acquisitions

Description:	Acquisition of properties for new SportsPlex
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

Grand Hotel Acquisition

Description:	Grand Hotel Property Acquisition
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

Grand Hotel Demolition

Description:	Grand Hotel Demolition
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

Chuck Orr Development Agreement

Description:	Payment to Chuck Orr for redevelopment
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Pioneer Graphics Development Agreement

Description:	Payment to Pioneer Graphics for expansion
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

Courier Development Agreement

Description:	Payment to Courier for expansion
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	Yes

NCN Limited Development Agreement

Description:	Payment to NCN Limited for property redevelopment
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	No

Community National Bank Development Agreement

Description:	Payment to Community National Bank for expansion
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Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

Gaymond Schultz Phase I Developent Agreement

Description:	Payment to Gaymond Schultz for new construction
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	No

2011 Downtown Development Consultant

Description:	Funds to pay for downtown development consultant
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

2012 Downtown Development Consultant

Description:	Funds to pay for downtown development consultant
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

2012 Downtown Acquisitions

Description:	Acquisition of properties for new SportsPlex
Classification:	Acquisition of property
Physically Complete:	No
Payments Complete:	No

2013 Downtown Acquisitions

Description:	Acquisition of properties for new SportsPlex
Classification:	Acquisition of property
Physically Complete:	No
Payments Complete:	No

2013 Downtown Development Consultant

Description:	Funds to pay for downtown development consultant
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

Expo Site Property Acquisition

Description:	Funds to pay for Acquisition of Courier property for Expo Site
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

Expo Site Property Acquisition

Description:	Funds to pay for Acquisition of Courier property for Expo Site
Classification:	Acquisition of property

Physically Complete:	Yes
Payments Complete:	No

2004 Downtown Acquisitions

Description:	Acquire Property for Expo Site
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

2014 Tech Works Project

Description:	Funds for Tech Works Project
Classification:	Commercial - office properties
Physically Complete:	No
Payments Complete:	No

2014 Downtown Acquisitions

Description:	Acquisition of properties for entertainment area parking lot
Classification:	Acquisition of property
Physically Complete:	No
Payments Complete:	No

2014 Downtown Development Consultant

Description:	Funds to pay for downtown development consultant
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

HQAA-JSA Development Agreement

Description:	Payment to HQAA-JSA for redevelopment
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

Court Square Building Co Development Agreement

Description:	Payment to Court Square Building Co for redevelopment
Classification:	Commercial - office properties
Physically Complete:	No
Payments Complete:	No

Fischels Holdings, LLC Development Agreement

Description:	Payment to Fischels Holdings for redevelopment
Classification:	Commercial - office properties
Physically Complete:	No
Payments Complete:	No

2015 Downtown Development Plan

Description:	Funds to pay for downtown development plan
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

2015 Downtown Acquisitions

Description:	Funds to pay for downtown acquisitions
Classification:	Acquisition of property
Physically Complete:	No
Payments Complete:	No

Administrative Expenses

Description:	Payments for administrative expenses
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

JSA Multiple Parcels

Description:	Payment to JSA for multiple parcel development agreement
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	No

Gaymond Schultz Phase II Development Agreement

Description:	Payment to Gaymond Schultz Phase II downtown apartment project
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	No
Payments Complete:	No

Gaymond Schultz Phase III Development Agreement

Description:	Payment to Gaymond Schultz for Phase III downtown apartment project
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	No
Payments Complete:	No

Court Square Bdlg Company Development Agreement

Description:	Payment to Court Square Bldg Co for Court Square Bldg project
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Fischels Holdings Development Agreement

Description:	Payment to Fischels Holdings for new commercial building
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Hotel President Development Agreement

Description:	Payment to Hotel President LLC for redevelopment of building
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes

Payments Complete:	No
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Grand Crossing LLC Development Agreement (Phase I)

Description:	Payment to Grand Crossing LLC for new commercial/residential building
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	No
Payments Complete:	No

Waterloo Industries

Description:	Waterloo Industries redevelopment project
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	Yes

Singlespeed Contract

Description:	Grant for Singlespeed Project
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Windows on Waterloo

Description:	Windows on Waterloo
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Techworks IRD Bond

Description:	Techworks IRD Bond
Classification:	Commercial - office properties
Physically Complete:	No
Payments Complete:	No

Bread to Beer Contract

Description:	Grant for Singlespeed project
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

JSA multiple parcels

Description:	Payment for redevelopment of multiple commercial/residential properties
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	No

Twin Trees LLC

Description:	Payment for redevelopment of 402-404 E 4th
Classification:	Commercial - apartment/condos (residential use, classified commercial)

Physically Complete:	Yes
Payments Complete:	No

CV Real Estate

Description:	Payment for Redevelopment of 300 Commercial St
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	No

Arts Mall Properties

Description:	Payment for Upper Plaza Development
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	No
Payments Complete:	No

Park Ave Lofts

Description:	Payment for Redevelopment of Masonic Temple
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	No

Ramada Redevelopment

Description:	Payment for Ramada Redevelopment
Classification:	Commercial - hotels and conference centers
Physically Complete:	No
Payments Complete:	No

Makenda Hotel (Ramada)

Description:	Grant for Ramada Hotel Reconstrcution
Classification:	Commercial - hotels and conference centers
Physically Complete:	No
Payments Complete:	No

3 Stooges

Description:	Payment for Commercial Street project
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

QOZ 6Comm Properties

Description:	Payment for development of former flea market site
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	No
Payments Complete:	No

Lincoln Savings Bank

Description:	Payment for Remodel of Tech 1 Building
Classification:	Commercial - office properties

Physically Complete:	No
Payments Complete:	No

2019D Refunded 2011B Bonds

Description:	Refinanced Bonds for downtown project
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

2020B GO Bonds (Techworks platting)

Description:	Funding for the platting of the Techworks Property
Classification:	Commercial - office properties
Physically Complete:	No
Payments Complete:	No

2020A GO Bonds (Development Plan)

Description:	Funding to pay for the 2020 Development plan
Classification:	Commercial - office properties
Physically Complete:	No
Payments Complete:	No

2012C GO Bond Refinanced with 2020B

Description:	Funding refinanced 2012C bond in 2020B
Classification:	Commercial - office properties
Physically Complete:	No
Payments Complete:	No

Lincoln Savings Bank Grant

Description:	Funding for Lincoln Savings Bank ED Grant
Classification:	Commercial - office properties
Physically Complete:	No
Payments Complete:	No

Makenda Grant (Best Western)

Description:	Funding for Makenda (Best Western) ED Grant
Classification:	Commercial - hotels and conference centers
Physically Complete:	No
Payments Complete:	Yes

GROW Cedar Valley Contract

Description:	Funding for contract with GROW Cedar Valley
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

2011 Demo Funds

Description:	Funding for Downtown Demo projects
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

Grand Crossing Phase II

Description:	Funding for rebates for Grand Crossing Phase II
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	No

River Lighting Design

Description:	Funding for River lighting project
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	No
Payments Complete:	No

Marina Construction

Description:	Marina Construction
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	No
Payments Complete:	No

Waterloo Play House Relocation

Description:	Funding to study the relocation of the Waterloo Playhouse
Classification:	Commercial - office properties
Physically Complete:	No
Payments Complete:	No

WhiteWater Course

Description:	Funding for design of whitewater course and grant applications
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	No
Payments Complete:	No

Jefferson Street Landscape

Description:	Funding for Jefferson Streetscape project
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Center for the Arts Parking Lot

Description:	Funding for the reconstruction of the Center for the Arts parking lot
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Hardcourt Facility

Description:	Hardcourt Facility Expenses
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

Park Avenue Bridge Reconstruction

Description:	Park Avenue Bridge Reconstruction
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For WATERLOO URBAN RENEWAL

Gaymond Schultz Rebate - All phases

Debt/Obligation Type:	Rebates
Principal:	377,208
Interest:	0
Total:	377,208
Annual Appropriation?:	No
Date Incurred:	01/30/2012
FY of Last Payment:	2024

Fischels Holdings, LLC Rebate

Debt/Obligation Type:	Rebates
Principal:	8,276
Interest:	0
Total:	8,276
Annual Appropriation?:	No
Date Incurred:	11/05/2012
FY of Last Payment:	2025

Main Street

Debt/Obligation Type:	Internal Loans
Principal:	60,000
Interest:	0
Total:	60,000
Annual Appropriation?:	No
Date Incurred:	06/21/2021
FY of Last Payment:	2023

Administrative Expenses

Debt/Obligation Type:	Internal Loans
Principal:	93,240
Interest:	0
Total:	93,240
Annual Appropriation?:	No
Date Incurred:	06/21/2021
FY of Last Payment:	2023

Grand Crossing Phase I &II

Debt/Obligation Type:	Rebates
Principal:	1,764,670
Interest:	0
Total:	1,764,670
Annual Appropriation?:	No
Date Incurred:	12/19/2016
FY of Last Payment:	2039

Hotel President

Debt/Obligation Type:	Rebates
Principal:	49,728
Interest:	0

Total:	49,728
Annual Appropriation?:	No
Date Incurred:	09/22/2014
FY of Last Payment:	2027

JSA Multi Parcels

Debt/Obligation Type:	Rebates
Principal:	291,856
Interest:	0
Total:	291,856
Annual Appropriation?:	No
Date Incurred:	12/19/2011
FY of Last Payment:	2021

Twin Trees

Debt/Obligation Type:	Rebates
Principal:	38,281
Interest:	0
Total:	38,281
Annual Appropriation?:	No
Date Incurred:	06/24/2018
FY of Last Payment:	2025

Bread to Beer Rebates

Debt/Obligation Type:	Rebates
Principal:	690,724
Interest:	0
Total:	690,724
Annual Appropriation?:	No
Date Incurred:	09/08/2015
FY of Last Payment:	2032

3 Stooges Rebates

Debt/Obligation Type:	Rebates
Principal:	13,958
Interest:	0
Total:	13,958
Annual Appropriation?:	No
Date Incurred:	03/21/2016
FY of Last Payment:	2027

Fund 408 Downtown Dev Plan Tax Exempt

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	10,000
Interest:	390
Total:	10,390
Annual Appropriation?:	No
Date Incurred:	05/05/2008
FY of Last Payment:	2023

Fund 408 Downtown Acq Tax Exempt

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	10,000
Interest:	390
Total:	10,390

Annual Appropriation?:	No
Date Incurred:	05/05/2008
FY of Last Payment:	2023

Fund 409 Downtown parking Garages Exempt

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	125,000
Interest:	7,101
Total:	132,101
Annual Appropriation?:	No
Date Incurred:	05/18/2009
FY of Last Payment:	2024

Fund 409 Downtown Parking Garage exempt REFUNDED

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	-125,000
Interest:	-7,101
Total:	-132,101
Annual Appropriation?:	No
Date Incurred:	06/01/2017
FY of Last Payment:	2024

2017A Refinance of Fund 409 Downtown Parking Garage

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	125,000
Interest:	5,700
Total:	130,700
Annual Appropriation?:	No
Date Incurred:	06/01/2017
FY of Last Payment:	2024

Fund 409 Downtown Acq Exempt

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	40,000
Interest:	2,242
Total:	42,242
Annual Appropriation?:	No
Date Incurred:	05/18/2009
FY of Last Payment:	2024

Fund 409 Downtown Acq Exempt REFUNDED

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	-40,000
Interest:	-2,242
Total:	-42,242
Annual Appropriation?:	No
Date Incurred:	06/01/2017
FY of Last Payment:	2024

2017A Refinance of Fund 409 Downtown Acq

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	40,000
Interest:	1,800
Total:	41,800
Annual Appropriation?:	No

Date Incurred:	06/01/2017
FY of Last Payment:	2024

Fund 409 Downtown Development Plan Exempt

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	20,000
Interest:	1,121
Total:	21,121
Annual Appropriation?:	No
Date Incurred:	05/18/2009
FY of Last Payment:	2024

Fund 409 Downtown Development REFUNDED

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	-20,000
Interest:	-1,121
Total:	-21,121
Annual Appropriation?:	No
Date Incurred:	06/01/2017
FY of Last Payment:	2024

2017A Refinance Downtown Development

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	20,000
Interest:	900
Total:	20,900
Annual Appropriation?:	No
Date Incurred:	06/01/2017
FY of Last Payment:	2024

Downtown Acq Fund 2011

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	265,000
Interest:	30,600
Total:	295,600
Annual Appropriation?:	No
Date Incurred:	05/23/2011
FY of Last Payment:	2026

Downtown Demo Fund 411

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	265,000
Interest:	30,600
Total:	295,600
Annual Appropriation?:	No
Date Incurred:	05/23/2011
FY of Last Payment:	2026

Downtown Development Plan Fund 411 Taxable

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	40,000
Interest:	4,000
Total:	44,000
Annual Appropriation?:	No
Date Incurred:	05/23/2011

FY of Last Payment:	2026
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Downtown Acq Fund 413 Taxable

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	105,000
Interest:	2,887
Total:	107,887
Annual Appropriation?:	No
Date Incurred:	06/08/2012
FY of Last Payment:	2023

Downtown Development Plan Fund 413

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	10,000
Interest:	237
Total:	10,237
Annual Appropriation?:	No
Date Incurred:	06/08/2012
FY of Last Payment:	2023

Techworks Fund 414 Taxable

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,190,000
Interest:	345,218
Total:	2,535,218
Annual Appropriation?:	No
Date Incurred:	05/12/2014
FY of Last Payment:	2029

Downtown Development Plan Fund 414

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	20,000
Interest:	900
Total:	20,900
Annual Appropriation?:	No
Date Incurred:	05/12/2014
FY of Last Payment:	2024

Downtown Acq Fund 414

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	220,000
Interest:	39,132
Total:	259,132
Annual Appropriation?:	No
Date Incurred:	05/12/2014
FY of Last Payment:	2024

Fund 415 Downtown Development Plan Exempt

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	30,000
Interest:	1,800
Total:	31,800
Annual Appropriation?:	No
Date Incurred:	06/09/2015
FY of Last Payment:	2025

Fund 415 Downtown Acq

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	60,000
Interest:	3,690
Total:	63,690
Annual Appropriation?:	No
Date Incurred:	06/09/2015
FY of Last Payment:	2025

2016 GO Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	40,000
Interest:	2,000
Total:	42,000
Annual Appropriation?:	No
Date Incurred:	05/23/2016
FY of Last Payment:	2026

2016 Go Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	100,000
Interest:	5,750
Total:	105,750
Annual Appropriation?:	No
Date Incurred:	05/23/2016
FY of Last Payment:	2026

2016 Go Bond Techworks

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	7,085,000
Interest:	1,735,792
Total:	8,820,792
Annual Appropriation?:	No
Date Incurred:	05/23/2016
FY of Last Payment:	2036

2016A GO bond refunding 2008A DT Development

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	10,000
Interest:	200
Total:	10,200
Annual Appropriation?:	No
Date Incurred:	05/23/2016
FY of Last Payment:	2023

2016A Go Bond Refunding 2008A DT development

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	10,000
Interest:	200
Total:	10,200
Annual Appropriation?:	No
Date Incurred:	05/23/2016
FY of Last Payment:	2023

2008A Bond Refunded with 2016A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	-10,000
Interest:	-390
Total:	-10,390
Annual Appropriation?:	No
Date Incurred:	05/23/2016
FY of Last Payment:	2023

2008A GO Bond Refunded with 2016 A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	-10,000
Interest:	-390
Total:	-10,390
Annual Appropriation?:	No
Date Incurred:	05/23/2016
FY of Last Payment:	2023

2017A GO Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	50,000
Interest:	8,250
Total:	58,250
Annual Appropriation?:	No
Date Incurred:	06/01/2017
FY of Last Payment:	2032

2017C GO Bond IRD

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	6,365,000
Interest:	1,572,748
Total:	7,937,748
Annual Appropriation?:	No
Date Incurred:	06/01/2017
FY of Last Payment:	2036

Arts Mall Properties Rebates

Debt/Obligation Type:	Rebates
Principal:	1,352,816
Interest:	0
Total:	1,352,816
Annual Appropriation?:	No
Date Incurred:	12/19/2016
FY of Last Payment:	2041

Park Ave Lofts Rebates

Debt/Obligation Type:	Rebates
Principal:	340,054
Interest:	0
Total:	340,054
Annual Appropriation?:	No
Date Incurred:	06/08/2015
FY of Last Payment:	2031

2018A GO Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	60,000
Interest:	6,300
Total:	66,300
Annual Appropriation?:	No
Date Incurred:	04/09/2018
FY of Last Payment:	2028

2019A GO Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	65,000
Interest:	8,250
Total:	73,250
Annual Appropriation?:	No
Date Incurred:	05/06/2019
FY of Last Payment:	2029

2019B GO Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	400,000
Interest:	45,080
Total:	445,080
Annual Appropriation?:	No
Date Incurred:	05/06/2019
FY of Last Payment:	2029

2019D Refunded 2011B

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	570,000
Interest:	27,998
Total:	597,998
Annual Appropriation?:	No
Date Incurred:	05/06/2019
FY of Last Payment:	2026

2020B GO Bond Techworks Platting

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	27,000
Interest:	2,572
Total:	29,572
Annual Appropriation?:	No
Date Incurred:	05/18/2020
FY of Last Payment:	2032

2020AGO Bond Development Plan

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	70,000
Interest:	9,600
Total:	79,600
Annual Appropriation?:	No
Date Incurred:	05/18/2020
FY of Last Payment:	2033

2012C GO Bond Refinanced with 2020B

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	85,000
Interest:	133
Total:	85,133
Annual Appropriation?:	No
Date Incurred:	05/18/2020
FY of Last Payment:	2023

Downtown Acq Fund 411 REFUNDED with 2019D

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	-265,000
Interest:	-30,600
Total:	-295,600
Annual Appropriation?:	No
Date Incurred:	05/06/2019
FY of Last Payment:	2026

Downtown Demo Fund 411 Refunded with 2019D

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	-265,000
Interest:	-30,600
Total:	-295,600
Annual Appropriation?:	No
Date Incurred:	05/06/2019
FY of Last Payment:	2026

Downtown Development Plan REFUNDED with 2019D

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	-40,000
Interest:	-4,000
Total:	-44,000
Annual Appropriation?:	No
Date Incurred:	05/06/2019
FY of Last Payment:	2026

QOZ 6 Comm Rebates

Debt/Obligation Type:	Rebates
Principal:	1,288,360
Interest:	0
Total:	1,288,360
Annual Appropriation?:	No
Date Incurred:	09/08/2015
FY of Last Payment:	2043

Lincoln Savings Bank Rebates

Debt/Obligation Type:	Rebates
Principal:	3,742,080
Interest:	0
Total:	3,742,080
Annual Appropriation?:	No
Date Incurred:	10/07/2019
FY of Last Payment:	2043

Makenda LLC (Best Western)

Debt/Obligation Type:	Rebates
Principal:	4,595,698
Interest:	0
Total:	4,595,698
Annual Appropriation?:	No
Date Incurred:	10/14/2019
FY of Last Payment:	2042

Downtown Acq Fund 413 REFUNDED 2021B

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	-105,000
Interest:	-2,887
Total:	-107,887
Annual Appropriation?:	No
Date Incurred:	06/21/2021
FY of Last Payment:	2023

2013A GO Bonds Refinaced with 2021A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	10,000
Interest:	200
Total:	10,200
Annual Appropriation?:	No
Date Incurred:	06/21/2021
FY of Last Payment:	2023

2013B GO Bonds Refinanced with 2021B

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	105,000
Interest:	315
Total:	105,315
Annual Appropriation?:	No
Date Incurred:	06/21/2021
FY of Last Payment:	2023

2021A GO Bond New Money

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	75,000
Interest:	8,400
Total:	83,400
Annual Appropriation?:	No
Date Incurred:	06/21/2021
FY of Last Payment:	2023

Marina Construction

Debt/Obligation Type:	Other Debt
Principal:	809,235
Interest:	0
Total:	809,235
Annual Appropriation?:	No
Date Incurred:	01/18/2022
FY of Last Payment:	2023

Elizabeth Blake

Debt/Obligation Type:	Rebates
Principal:	21,518
Interest:	0
Total:	21,518
Annual Appropriation?:	No
Date Incurred:	02/05/2021
FY of Last Payment:	2028

Lincoln Saving Bank Grant

Debt/Obligation Type:	Other Debt
Principal:	2,783,334
Interest:	0
Total:	2,783,334
Annual Appropriation?:	No
Date Incurred:	10/07/2019
FY of Last Payment:	2036

Waterloo Play House

Debt/Obligation Type:	Other Debt
Principal:	17,500
Interest:	0
Total:	17,500
Annual Appropriation?:	No
Date Incurred:	01/03/2023
FY of Last Payment:	2023

Whitewater Course

Debt/Obligation Type:	Other Debt
Principal:	122,815
Interest:	0
Total:	122,815
Annual Appropriation?:	No
Date Incurred:	10/17/2022
FY of Last Payment:	2023

Jefferson Streetscape

Debt/Obligation Type:	Other Debt
Principal:	1,056
Interest:	0
Total:	1,056
Annual Appropriation?:	No
Date Incurred:	09/10/2018
FY of Last Payment:	2023

Center for the Arts Parking Lot

Debt/Obligation Type:	Other Debt
Principal:	62,323
Interest:	0
Total:	62,323
Annual Appropriation?:	No
Date Incurred:	10/19/2020
FY of Last Payment:	2023

Downtown Development Plan Fund 413- REFUNDED 2021A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	-10,000
Interest:	-237
Total:	-10,237
Annual Appropriation?:	No
Date Incurred:	06/08/2023
FY of Last Payment:	2023

Cedar Valley Real Estate

Debt/Obligation Type:	Rebates
Principal:	372,936
Interest:	0
Total:	372,936
Annual Appropriation?:	No
Date Incurred:	02/20/2021
FY of Last Payment:	2037

Hardcourt Facility Expenses

Debt/Obligation Type:	Other Debt
Principal:	2,695,704
Interest:	0
Total:	2,695,704
Annual Appropriation?:	No
Date Incurred:	09/05/2023
FY of Last Payment:	2025

Park Avenue Bridge Reconstruction

Debt/Obligation Type:	Other Debt
Principal:	5,756,500
Interest:	0
Total:	5,756,500
Annual Appropriation?:	No
Date Incurred:	11/01/2021
FY of Last Payment:	2025

Non-Rebates For WATERLOO URBAN RENEWAL

TIF Expenditure Amount:	10,390
Tied To Debt:	Fund 408 Downtown Dev Plan Tax Exempt
Tied To Project:	2008 Downtown Development Consultant

TIF Expenditure Amount:	10,390
Tied To Debt:	Fund 408 Downtown Acq Tax Exempt
Tied To Project:	2008 Downtown Property Acquisitions

TIF Expenditure Amount:	64,671
Tied To Debt:	Fund 409 Downtown parking Garages Exempt
Tied To Project:	2008 Downtown Parking Ramps

TIF Expenditure Amount:	-64,671
Tied To Debt:	Fund 409 Downtown Parking Garage exempt REFUNDED
Tied To Project:	2009 Downtown Parking Ramps

TIF Expenditure Amount:	63,750
Tied To Debt:	2017A Refinance of Fund 409 Downtown Parking Garage
Tied To Project:	2009 Downtown Parking Ramps

TIF Expenditure Amount:	21,495
Tied To Debt:	Fund 409 Downtown Acq Exempt
Tied To Project:	2009 Downtown Property Acquisitions

TIF Expenditure Amount:	-21,495
Tied To Debt:	Fund 409 Downtown Development REFUNDED
Tied To Project:	2009 Downtown Development Consultant

TIF Expenditure Amount:	21,200
Tied To Debt:	2017A Refinance of Fund 409 Downtown Acq
Tied To Project:	2009 Downtown Property Acquisitions

TIF Expenditure Amount:	10,747
Tied To Debt:	Fund 409 Downtown Development Plan Exempt
Tied To Project:	2009 Downtown Property Acquisitions

TIF Expenditure Amount:	-10,747
Tied To Debt:	Fund 409 Downtown Development REFUNDED
Tied To Project:	2009 Downtown Development Consultant

TIF Expenditure Amount:	10,600
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Tied To Debt:	2017A Refinance Downtown Development
Tied To Project:	2009 Downtown Development Consultant
TIF Expenditure Amount:	71,780
Tied To Debt:	Downtown Acq Fund 2011
Tied To Project:	2010 Downtown Development Consultant
TIF Expenditure Amount:	-71,780
Tied To Debt:	Downtown Acq Fund 411 REFUNDED with 2019D
Tied To Project:	2010 Downtown Property Acquisitions
TIF Expenditure Amount:	71,780
Tied To Debt:	Downtown Demo Fund 411
Tied To Project:	2011 Downtown Development Consultant
TIF Expenditure Amount:	-71,780
Tied To Debt:	Downtown Demo Fund 411 Refunded with 2019D
Tied To Project:	2011 Downtown Development Consultant
TIF Expenditure Amount:	107,887
Tied To Debt:	Downtown Acq Fund 413 Taxable
Tied To Project:	Downtown Riverfront Plan
TIF Expenditure Amount:	10,237
Tied To Debt:	Downtown Acq Fund 413 Taxable
Tied To Project:	2013 Downtown Acquisitions
TIF Expenditure Amount:	348,853
Tied To Debt:	Techworks Fund 414 Taxable
Tied To Project:	2014 Tech Works Project
TIF Expenditure Amount:	10,600
Tied To Debt:	Downtown Development Plan Fund 414
Tied To Project:	Downtown Riverfront Plan
TIF Expenditure Amount:	23,107
Tied To Debt:	Downtown Acq Fund 414
Tied To Project:	Downtown Riverfront Plan
TIF Expenditure Amount:	10,900
Tied To Debt:	Fund 415 Downtown Development Plan Exempt
Tied To Project:	2007 Downtown Pump Stations
TIF Expenditure Amount:	21,830
Tied To Debt:	Fund 415 Downtown Development Plan Exempt
Tied To Project:	2007 Downtown Parking Ramps
TIF Expenditure Amount:	10,800
Tied To Debt:	2016 GO Bond
Tied To Project:	Downtown Riverfront Plan

TIF Expenditure Amount:	27,225
Tied To Debt:	2016 Go Bond
Tied To Project:	Downtown Riverfront Plan
TIF Expenditure Amount:	594,142
Tied To Debt:	2016 Go Bond Techworks
Tied To Project:	Downtown Riverfront Plan
TIF Expenditure Amount:	10,200
Tied To Debt:	2016A GO bond refunding 2008A DT Development
Tied To Project:	2008 Downtown Development Consultant
TIF Expenditure Amount:	10,200
Tied To Debt:	2016A Go Bond Refunding 2008A DT development
Tied To Project:	Downtown Riverfront Plan
TIF Expenditure Amount:	-10,390
Tied To Debt:	2008A Bond Refunded with 2016A
Tied To Project:	2008 Downtown Development Consultant
TIF Expenditure Amount:	-10,390
Tied To Debt:	2008A GO Bond Refunded with 2016 A
Tied To Project:	2008 Downtown Property Acquisitions
TIF Expenditure Amount:	6,500
Tied To Debt:	2017A GO Bond
Tied To Project:	Downtown Riverfront Plan
TIF Expenditure Amount:	140,603
Tied To Debt:	2019D Refunded 2011B
Tied To Project:	CV Real Estate
TIF Expenditure Amount:	11,800
Tied To Debt:	2018A GO Bonds
Tied To Project:	Vandewalle Contract
TIF Expenditure Amount:	61,950
Tied To Debt:	2019A GO Bonds
Tied To Project:	CV Real Estate
TIF Expenditure Amount:	65,820
Tied To Debt:	2019B GO Bonds
Tied To Project:	Makenda Hotel (Ramada)
TIF Expenditure Amount:	6,400
Tied To Debt:	2020AGO Bond Development Plan
Tied To Project:	Vandewalle Contract
TIF Expenditure Amount:	2,408
Tied To Debt:	2020B GO Bond Techworks Platting
Tied To Project:	Vandewalle Contract
TIF Expenditure Amount:	85,133
Tied To Debt:	2012C GO Bond Refinanced with 2020B

Tied To Project:	2012 Downtown Acquisitions
TIF Expenditure Amount:	60,000
Tied To Debt:	Main Street
Tied To Project:	Main Street Contract
TIF Expenditure Amount:	565,306
Tied To Debt:	2017C GO Bond IRD
Tied To Project:	Lincoln Savings Bank
TIF Expenditure Amount:	11,600
Tied To Debt:	Downtown Development Plan Fund 411 Taxable
Tied To Project:	2011 Downtown Development Consultant
TIF Expenditure Amount:	-11,600
Tied To Debt:	Downtown Development Plan Fund 411 Taxable
Tied To Project:	2011 Downtown Development Consultant
TIF Expenditure Amount:	-107,887
Tied To Debt:	2013A GO Bonds Refinaced with 2021A
Tied To Project:	2013 Downtown Development Consultant
TIF Expenditure Amount:	-10,237
Tied To Debt:	2013A GO Bonds Refinaced with 2021A
Tied To Project:	2012 Downtown Acquisitions
TIF Expenditure Amount:	10,200
Tied To Debt:	2013A GO Bonds Refinaced with 2021A
Tied To Project:	2013 Downtown Development Consultant
TIF Expenditure Amount:	105,315
Tied To Debt:	2013B GO Bonds Refinanced with 2021B
Tied To Project:	2013 Downtown Development Consultant
TIF Expenditure Amount:	6,500
Tied To Debt:	2021A GO Bond New Money
Tied To Project:	Downtown Riverfront Plan
TIF Expenditure Amount:	93,239
Tied To Debt:	Administrative Expenses
Tied To Project:	Administrative Expenses
TIF Expenditure Amount:	809,235
Tied To Debt:	Marina Construction
Tied To Project:	Marina Construction
TIF Expenditure Amount:	183,333
Tied To Debt:	Lincoln Saving Bank Grant
Tied To Project:	Lincoln Savings Bank Grant
TIF Expenditure Amount:	17,500

Tied To Debt:	Waterloo Play House
Tied To Project:	Waterloo Play House Relocation
TIF Expenditure Amount:	122,815
Tied To Debt:	Whitewater Course
Tied To Project:	WhiteWater Course
TIF Expenditure Amount:	1,055
Tied To Debt:	Jefferson Streetscape
Tied To Project:	Jefferson Street Landscape
TIF Expenditure Amount:	62,323
Tied To Debt:	Center for the Arts Parking Lot
Tied To Project:	Center for the Arts Parking Lot

Rebates For WATERLOO URBAN RENEWAL

820 Sycamore Phase - All Phases

TIF Expenditure Amount:	137,514
Rebate Paid To:	Gaymond Schultz
Tied To Debt:	Gaymond Schultz Rebate - All phases
Tied To Project:	Gaymond Schultz Phase III Development Agreement
Projected Final FY of Rebate:	2025

1118 Jefferson

TIF Expenditure Amount:	820
Rebate Paid To:	Fischels Holdings, LLC
Tied To Debt:	Fischels Holdings, LLC Rebate
Tied To Project:	Fischels Holdings Development Agreement
Projected Final FY of Rebate:	2025

Downtown Waterloo

TIF Expenditure Amount:	6,760
Rebate Paid To:	JSA Development, LLC
Tied To Debt:	JSA Multi Parcels
Tied To Project:	JSA Multiple Parcels
Projected Final FY of Rebate:	2024

500 Sycamore

TIF Expenditure Amount:	15,694
Rebate Paid To:	Hotel President
Tied To Debt:	Hotel President
Tied To Project:	Hotel President Development Agreement
Projected Final FY of Rebate:	2027

402-404 E 4th Street

TIF Expenditure Amount:	6,525
Rebate Paid To:	Twin Trees LLC
Tied To Debt:	Twin Trees
Tied To Project:	Twin Trees LLC
Projected Final FY of Rebate:	2025

45 W Jefferson Phase I

TIF Expenditure Amount:	103,240
Rebate Paid To:	Grand Crossing Phase I
Tied To Debt:	Grand Crossing Phase I &II
Tied To Project:	Grand Crossing LLC Development Agreement (Phase I)
Projected Final FY of Rebate:	2038

1116-1118 Commercial St

TIF Expenditure Amount:	1,278
Rebate Paid To:	Three Stooges
Tied To Debt:	3 Stooges Rebates
Tied To Project:	3 Stooges
Projected Final FY of Rebate:	2028

325 Commercial Street

TIF Expenditure Amount:	60,504
Rebate Paid To:	Bread to Beer
Tied To Debt:	Bread to Beer Rebates
Tied To Project:	Bread to Beer Contract
Projected Final FY of Rebate:	2033

335 Cedar St

TIF Expenditure Amount:	57,856
Rebate Paid To:	Arts Mall
Tied To Debt:	Arts Mall Properties Rebates
Tied To Project:	Arts Mall Properties
Projected Final FY of Rebate:	2043

325 E Park Ave

TIF Expenditure Amount:	15,638
Rebate Paid To:	Park Avenue Lofts
Tied To Debt:	Park Ave Lofts Rebates
Tied To Project:	Park Ave Lofts
Projected Final FY of Rebate:	2031

300 Commercial

TIF Expenditure Amount:	15,336
Rebate Paid To:	CV Realestate
Tied To Debt:	Cedar Valley Real Estate
Tied To Project:	Grand Crossing Phase II
Projected Final FY of Rebate:	2038

205 W 4th st

TIF Expenditure Amount:	204,912
Rebate Paid To:	Makenda
Tied To Debt:	Makenda LLC (Best Western)
Tied To Project:	Makenda Hotel (Ramada)
Projected Final FY of Rebate:	2042

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

TIF Taxing District Data Collection

Local Government Name:	WATERLOO (07G054)
Urban Renewal Area:	WATERLOO URBAN RENEWAL (07008)
TIF Taxing District Name:	WATERLOO CITY/WATERLOO SCH/WATERLOO RIVERFRONT UR TIF INCR
TIF Taxing District Inc. Number:	070220
TIF Taxing District Base Year:	2000
FY TIF Revenue First Received:	0
Subject to a Statutory end date?	No

UR Designation	
Slum	08/2001
Blighted	08/2001
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	27,135,740	102,711,585	19,536,940	0	-1,852	161,738,618	0	161,738,618
Taxable	0	14,688,593	92,440,429	17,583,246	0	-1,852	132,587,501	0	132,587,501
Homestead Credits									29

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	46,372,300	115,368,170	115,368,170	0	0

FY 2023 TIF Revenue Received: 3,861,941

TIF Taxing District Data Collection

Local Government Name:	WATERLOO (07G054)
Urban Renewal Area:	WATERLOO URBAN RENEWAL (07008)
TIF Taxing District Name:	WATERLOO CITY/WATERLOO SCH/WATERLOO RIVERFRONT GROUT AMD INCR
TIF Taxing District Inc. Number:	070262
TIF Taxing District Base Year:	2003
FY TIF Revenue First Received:	2007
Subject to a Statutory end date?	No

UR Designation	
Slum	04/2003
Blighted	04/2003
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	379,770	0	0	0	379,770	0	379,770
Taxable	0	0	341,793	0	0	0	341,793	0	341,793
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	606,640	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WATERLOO (07G054)
Urban Renewal Area:	WATERLOO URBAN RENEWAL (07008)
TIF Taxing District Name:	WATERLOO CITY/WATERLOO SCH WATERLOO RIVERFRONT TIF AMD2 INCR
TIF Taxing District Inc. Number:	070302
TIF Taxing District Base Year:	2010
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	12/2011
Blighted	12/2011
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	3,956,960	9,592,530	0	0	13,549,490	0	13,549,490
Taxable	0	0	3,561,264	8,633,277	0	0	12,194,541	0	12,194,541
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	8,714,430	4,835,060	4,835,060	0	0

FY 2023 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: WATERLOO (07G054)
 Urban Renewal Area: WATERLOO RATH AREA URBAN RENEWAL
 UR Area Number: 07009

UR Area Creation Date: 11/1990

UR Area Purpose: The plan is intended to strengthen the economy, promote residential, commercial and industrial development and redevelopment, and eliminate blighted areas.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WATERLOO CITY/WATERLOO SCH/WATERLOO RATH UR TIF INCR	070151	070152	14,855,130
WATERLOO CITY/WATERLOO SCH/WATERLOO RATH AMD 1 INCR	070247	070248	6,489,520
WATERLOO CITY/WATERLOO SCH/WATERLOO RATH AMD2 INCR	070347	070348	1,925,370
WATERLOO CITY AG/WATERLOO SCH/WATERLOO RATH AMD2 INCR	070349	070350	1,870

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	19,190	35,604,520	40,153,621	2,765,680	0	-82,121	80,579,319	0	80,579,319
Taxable	17,087	19,272,769	36,138,260	2,489,112	0	-82,121	59,185,612	0	59,185,612
Homestead Credits									307

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: **683,338** **0** **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 777,094
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 777,094

Rebate Expenditures: 115,378
 Non-Rebate Expenditures: 376,370
 Returned to County Treasurer: 0
Total Expenditures: 491,748

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: **968,684** **0** **Amount of 06-30-2023 Cash Balance Restricted for LMI**

Projects For WATERLOO RATH AREA URBAN RENEWAL

Rath Vertical Kill Building Demolition

Description:	Demolition of Rath vertical kill building
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

Shull Property Acquisitions

Description:	Acquisition of Shull properties for redevelopment
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

Rath Acquisitions

Description:	Acquire several properties around former Rath Packing Co for redevelopment
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

Rath Acquisitions

Description:	Acquire several properties around former Rath Packing Co for redevelopment
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

Rath Acquisitions

Description:	Acquire several properties around former Rath Packing Co for redevelopment
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

Rath Acquisitions

Description:	Acquire Rath Cooper and Maintenance Buildings
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

Rath Demolitions

Description:	Demolition of Rath Cooper and Maintenance Buildings
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

BCRLF

Description:	CMC Brownfield redevelopment
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Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

625 Glenwood St Acquisition

Description:	Acquire former CMC property
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

1823 Black Hawk St Acquisition

Description:	Acquire 1823 Black Hawk Street
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

123 Stanley Ct Acquisition

Description:	Acquire 123 Stanley Court
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

Public Works Building

Description:	Funds for construction of Public Works Building
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	Yes

106-116 E 11th St Acquisition

Description:	Purchase NE Iowa Food Bank Building
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	Yes

Rath

Description:	Rath
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

Rath Acquisitions

Description:	Acquire properties around former Rath Packing Co for redevelopment
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

Crystal Distribution Services, Inc Development Agreement

Description:	Payments to Crystal Distribution Services, Inc. for expansion
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes

Payments Complete:	No
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Administrative Expenses

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

Bonds Reallocated to Martin Rd

Description:	Bonds Reallocated to Martin Rd
Classification:	Commercial - office properties
Physically Complete:	No
Payments Complete:	No

Property Acquisitions

Description:	Property Acquisitions
Classification:	Acquisition of property
Physically Complete:	No
Payments Complete:	No

325 W 13th St Acq FY20

Description:	Acquisition of 325 W 13th St
Classification:	Acquisition of property
Physically Complete:	No
Payments Complete:	No

Rath Salaries

Description:	Rath Salaries
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

1442/1620 Sycamore Acq

Description:	Acquisition of Rath Buildings from Crystal
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

A&K Ventures

Description:	Construction of building
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

2021B Bonds Refi 2013B

Description:	Bond Refinance from 2013 to 2021
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

11th Street Bridge Reconstruction

Description:	11th Street Bridge Reconstruction
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For WATERLOO RATH AREA URBAN RENEWAL

Crystal Distribution Rebate

Debt/Obligation Type:	Rebates
Principal:	1,901,466
Interest:	0
Total:	1,901,466
Annual Appropriation?:	No
Date Incurred:	08/14/2017
FY of Last Payment:	2031

Fund 413 Refinanced 2006 Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	40,000
Interest:	1,100
Total:	41,100
Annual Appropriation?:	No
Date Incurred:	05/28/2013
FY of Last Payment:	2023

Rath area redevelopment Fund 414

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	20,000
Interest:	950
Total:	20,950
Annual Appropriation?:	No
Date Incurred:	05/28/2013
FY of Last Payment:	2024

Fund 416- 2016 Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	100,000
Interest:	5,750
Total:	105,750
Annual Appropriation?:	No
Date Incurred:	05/23/2016
FY of Last Payment:	2026

Rath fund 415-Reallocated to Martin

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	75,000
Interest:	4,612
Total:	79,612
Annual Appropriation?:	No
Date Incurred:	05/21/2015
FY of Last Payment:	2025

Fund 417- G.O. Bonds 2017

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	280,000
Interest:	49,662

Total:	329,662
Annual Appropriation?:	No
Date Incurred:	06/01/2017
FY of Last Payment:	2032

2019B GO Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	75,000
Interest:	8,780
Total:	83,780
Annual Appropriation?:	No
Date Incurred:	05/06/2019
FY of Last Payment:	2029

Rath Area Redevelopment Fund 413 REFUNDED 2021B

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	40,000
Interest:	120
Total:	40,120
Annual Appropriation?:	No
Date Incurred:	06/07/2021
FY of Last Payment:	2023

Taxable GO Bonds Series 2013B Refinanced 2021B

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	-40,000
Interest:	-1,100
Total:	-41,100
Annual Appropriation?:	No
Date Incurred:	06/07/2021
FY of Last Payment:	2023

Taxable GO Bonds Series 2021B New Money

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	540,000
Interest:	37,410
Total:	577,410
Annual Appropriation?:	No
Date Incurred:	06/07/2021
FY of Last Payment:	2031

Administrative Expenses

Debt/Obligation Type:	Internal Loans
Principal:	4,249
Interest:	0
Total:	4,249
Annual Appropriation?:	No
Date Incurred:	06/20/2023
FY of Last Payment:	2023

Rath Salaries

Debt/Obligation Type:	Internal Loans
Principal:	18,502
Interest:	0
Total:	18,502

Annual Appropriation?:	No
Date Incurred:	06/20/2023
FY of Last Payment:	2023

1442/1620 Sycamore Street Acq

Debt/Obligation Type:	Internal Loans
Principal:	130,312
Interest:	0
Total:	130,312
Annual Appropriation?:	No
Date Incurred:	03/25/2022
FY of Last Payment:	2023

A&K Investments

Debt/Obligation Type:	Rebates
Principal:	954
Interest:	0
Total:	954
Annual Appropriation?:	No
Date Incurred:	12/07/2020
FY of Last Payment:	2023

Asbestos Removal

Debt/Obligation Type:	Internal Loans
Principal:	12,213
Interest:	0
Total:	12,213
Annual Appropriation?:	No
Date Incurred:	05/19/2022
FY of Last Payment:	2023

RathCleanup Expense

Debt/Obligation Type:	Internal Loans
Principal:	21,818
Interest:	0
Total:	21,818
Annual Appropriation?:	No
Date Incurred:	08/21/2021
FY of Last Payment:	2023

Rath Area Redev. reallocated to martin

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	-75,000
Interest:	-4,612
Total:	-79,612
Annual Appropriation?:	No
Date Incurred:	05/21/2015
FY of Last Payment:	2025

11th Street Bridge Reconstruction

Debt/Obligation Type:	Internal Loans
Principal:	3,242,325
Interest:	0
Total:	3,242,325
Annual Appropriation?:	No

Date Incurred:	05/03/2021
FY of Last Payment:	2025

Non-Rebates For WATERLOO RATH AREA URBAN RENEWAL

TIF Expenditure Amount:	41,100
Tied To Debt:	Fund 413 Refinanced 2006 Bonds
Tied To Project:	Rath Demolitions

TIF Expenditure Amount:	27,287
Tied To Debt:	Rath area redevelopment Fund 414
Tied To Project:	Rath Acquisitions

TIF Expenditure Amount:	10,625
Tied To Debt:	Rath area redevelopment Fund 414
Tied To Project:	Rath Demolitions

TIF Expenditure Amount:	27,225
Tied To Debt:	Fund 416- 2016 Bonds
Tied To Project:	Rath Acquisitions

TIF Expenditure Amount:	40,120
Tied To Debt:	Taxable GO Bonds Series 2013B Refinanced 2021B
Tied To Project:	Rath Demolitions

TIF Expenditure Amount:	-27,287
Tied To Debt:	Rath fund 415-Reallocated to Martin
Tied To Project:	Bonds Reallocated to Martin Rd

TIF Expenditure Amount:	33,207
Tied To Debt:	Fund 417- G.O. Bonds 2017
Tied To Project:	Rath Acquisitions

TIF Expenditure Amount:	12,040
Tied To Debt:	2019B GO Bonds
Tied To Project:	Property Acquisitions

TIF Expenditure Amount:	-41,100
Tied To Debt:	Taxable GO Bonds Series 2013B Refinanced 2021B
Tied To Project:	Rath Acquisitions

TIF Expenditure Amount:	66,060
Tied To Debt:	Taxable GO Bonds Series 2021B New Money
Tied To Project:	2021B Bonds Refi 2013B

TIF Expenditure Amount:	4,249
Tied To Debt:	Administrative Expenses
Tied To Project:	Administrative Expenses

TIF Expenditure Amount:	18,501
Tied To Debt:	Rath Salaries
Tied To Project:	Rath Salaries

TIF Expenditure Amount:	130,312
Tied To Debt:	1442/1620 Sycamore Street Acq
Tied To Project:	1442/1620 Sycamore Acq

TIF Expenditure Amount:	21,818
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Tied To Debt:	RathCleanup Expense
Tied To Project:	Rath Vertical Kill Building Demolition
TIF Expenditure Amount:	12,213
Tied To Debt:	Asbestos Removal
Tied To Project:	Rath Vertical Kill Building Demolition

Rebates For WATERLOO RATH AREA URBAN RENEWAL

1656 Sycamore St

TIF Expenditure Amount:	114,424
Rebate Paid To:	Crystal Distribution
Tied To Debt:	Crystal Distribution Rebate
Tied To Project:	Crystal Distribution Services, Inc Development Agreement
Projected Final FY of Rebate:	2031

A&K Ventures

TIF Expenditure Amount:	954
Rebate Paid To:	A&K Ventures
Tied To Debt:	A&K Investments
Tied To Project:	1442/1620 Sycamore Acq
Projected Final FY of Rebate:	2022

TIF Taxing District Data Collection

Local Government Name:	WATERLOO (07G054)
Urban Renewal Area:	WATERLOO RATH AREA URBAN RENEWAL (07009)
TIF Taxing District Name:	WATERLOO CITY/WATERLOO SCH/WATERLOO RATH UR TIF INCR
TIF Taxing District Inc. Number:	070152
TIF Taxing District Base Year:	1989
FY TIF Revenue First Received:	1990
Subject to a Statutory end date?	No

	UR Designation
Slum	11/1990
Blighted	11/1990
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	3,499,880	15,862,000	1,544,820	0	-9,260	20,897,440	0	20,897,440
Taxable	0	1,894,491	14,275,800	1,390,338	0	-9,260	17,551,369	0	17,551,369
Homestead Credits									31

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	6,051,570	14,855,130	14,855,130	0	0

FY 2023 TIF Revenue Received: 777,094

TIF Taxing District Data Collection

Local Government Name:	WATERLOO (07G054)
Urban Renewal Area:	WATERLOO RATH AREA URBAN RENEWAL (07009)
TIF Taxing District Name:	WATERLOO CITY/WATERLOO SCH/WATERLOO RATH AMD 1 INCR
TIF Taxing District Inc. Number:	070248
TIF Taxing District Base Year:	2003
FY TIF Revenue First Received:	2007
Subject to a Statutory end date?	No

	UR Designation
Slum	06/2004
Blighted	06/2004
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	31,307,580	21,348,311	1,218,660	0	-72,861	55,920,119	0	55,920,119
Taxable	0	16,946,831	19,213,481	1,096,794	0	-72,861	38,534,750	0	38,534,750
Homestead Credits									271

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	49,503,460	6,489,520	6,489,520	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WATERLOO (07G054)
Urban Renewal Area:	WATERLOO RATH AREA URBAN RENEWAL (07009)
TIF Taxing District Name:	WATERLOO CITY/WATERLOO SCH/WATERLOO RATH AMD2 INCR
TIF Taxing District Inc. Number:	070348
TIF Taxing District Base Year:	2008
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	797,060	2,943,310	2,200	0	0	3,742,570	0	3,742,570
Taxable	0	431,447	2,648,979	1,980	0	0	3,082,406	0	3,082,406
Homestead Credits									5

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	1,817,200	1,925,370	1,925,370	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WATERLOO (07G054)
Urban Renewal Area:	WATERLOO RATH AREA URBAN RENEWAL (07009)
TIF Taxing District Name:	WATERLOO CITY AG/WATERLOO SCH/WATERLOO RATH AMD2 INCR
TIF Taxing District Inc. Number:	070350
TIF Taxing District Base Year:	2008
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	19,190	0	0	0	0	0	19,190	0	19,190
Taxable	17,087	0	0	0	0	0	17,087	0	17,087
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	17,320	1,870	1,870	0	0

FY 2023 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Urban Renewal Area Data Collection

Local Government Name: WATERLOO (07G054)
 Urban Renewal Area: WATERLOO UNIVERSITY AVENUE URBAN RENEWAL
 UR Area Number: 07011

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WATERLOO CITY/WATERLOO SCH/UNIVERSITY AVENUE UR TIF INCREM	070424	070425	3,577,190
WATERLOO CITY/CEDAR FALLS SCH/UNIVERSITY AVENUE UR TIF INCREM	070426	070427	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	20,859,310	73,708,828	2,019,140	0	-16,668	99,617,452	0	99,617,452
Taxable	0	11,291,169	66,337,945	1,817,226	0	-16,668	81,372,034	0	81,372,034
Homestead Credits									67

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:	118,547
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	118,547

Rebate Expenditures:	0
Non-Rebate Expenditures:	5,197
Returned to County Treasurer:	0
Total Expenditures:	5,197

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: **113,350** **0** **Amount of 06-30-2023 Cash Balance Restricted for LMI**

Projects For WATERLOO UNIVERSITY AVENUE URBAN RENEWAL

Administrative Expenses

Description:	Administrative Expenses
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Gateway Property Holedings

Description:	1608 University Avenue
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Wiesmann Site Improvments

Description:	Wiesmann Site Improvments
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For WATERLOO UNIVERSITY AVENUE URBAN RENEWAL

Administrative Expenses

Debt/Obligation Type:	Internal Loans
Principal:	5,197
Interest:	0
Total:	5,197
Annual Appropriation?:	Yes
Date Incurred:	06/20/2023
FY of Last Payment:	2023

Gateway Property Holdings

Debt/Obligation Type:	Rebates
Principal:	199,656
Interest:	0
Total:	199,656
Annual Appropriation?:	Yes
Date Incurred:	08/02/2021
FY of Last Payment:	2032

Wiesmann Site Improvements

Debt/Obligation Type:	Internal Loans
Principal:	502,858
Interest:	0
Total:	502,858
Annual Appropriation?:	No
Date Incurred:	02/06/2023
FY of Last Payment:	2024

Non-Rebates For WATERLOO UNIVERSITY AVENUE URBAN RENEWAL

TIF Expenditure Amount:	5,197
Tied To Debt:	Administrative Expenses
Tied To Project:	Administrative Expenses

▲ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

TIF Taxing District Data Collection

Local Government Name:	WATERLOO (07G054)
Urban Renewal Area:	WATERLOO UNIVERSITY AVENUE URBAN RENEWAL (07011)
TIF Taxing District Name:	WATERLOO CITY/WATERLOO SCH/UNIVERSITY AVENUE UR TIF INCREM
TIF Taxing District Inc. Number:	070425
TIF Taxing District Base Year:	2020
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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	19,917,630	64,766,323	2,019,140	0	-16,668	89,616,682	0	89,616,682
Taxable	0	10,781,440	58,289,691	1,817,226	0	-16,668	72,739,728	0	72,739,728
Homestead Credits									65

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	86,056,160	3,577,190	3,577,190	0	0

FY 2023 TIF Revenue Received: 118,547

TIF Taxing District Data Collection

Local Government Name:	WATERLOO (07G054)
Urban Renewal Area:	WATERLOO UNIVERSITY AVENUE URBAN RENEWAL (07011)
TIF Taxing District Name:	WATERLOO CITY/CEDAR FALLS SCH/UNIVERSITY AVENUE UR TIF INCREM
TIF Taxing District Inc. Number:	070427
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	941,680	8,942,505	0	0	0	10,000,770	0	10,000,770
Taxable	0	509,729	8,048,254	0	0	0	8,632,306	0	8,632,306
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	10,142,650	0	0	0	0

FY 2023 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: WATERLOO (07G054)
 Urban Renewal Area: WATERLOO NE IND URBAN RENEWAL
 UR Area Number: 07015

UR Area Creation Date: 02/1993

UR Area Purpose: The plan is intended to strengthen the economy, promote commercial and industrial development, expansion of existing business and industry and attraction of new industry.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WATERLOO CITY/WATERLOO SCH/WATERLOO NE IND UR TIF INCR	070181	070182	2,084,371
WATERLOO CITY AG/WATERLOO SCH/WATERLOO NE IND UR TIF INCR	070183	070184	3,894
WATERLOO CITY/WATERLOO SCH/WATERLOO NORTHEAST IND AMD 1 INCR	070263	070264	1,647,495
WATERLOO CITY/WATERLOO SCH/WATERLOO NORTHEAST IND AMD2 INCR	070343	070344	61,958
WATERLOO CITY/WATERLOO SCH/WATERLOO NORTHEAST IND AMD3-4 INCR	070355	070356	0
WATERLOO CITY AG/WATERLOO SCH/WATERLOO NORTHEAST IND AMD3-4 INCR	070357	070358	0
WATERLOO CITY/WATERLOO SCH/WATERLOO NORTHEAST IND AMD5 INCR	070367	070368	0
WATERLOO CITY AG/WATERLOO SCH/WATERLOO NORTHEAST IND AMD5 INCR	070369	070370	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	715,360	785,850	45,680,370	6,981,920	0	-1,852	54,360,848	0	54,360,848
Taxable	636,964	425,381	41,112,333	6,283,728	0	-1,852	48,583,545	0	48,583,545
Homestead Credits									3

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: -193,360 0 **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 127,420
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 127,420

Rebate Expenditures: 0
 Non-Rebate Expenditures: 241,632
 Returned to County Treasurer: 0
Total Expenditures: 241,632

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: -307,572 0 **Amount of 06-30-2023 Cash Balance Restricted for LMI**

Projects For WATERLOO NE IND URBAN RENEWAL

New Road Construction

Description:	Construct new road for industrial development
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

New Road Construction

Description:	Construct new road for industrial development
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

New Road Construction

Description:	Construct new road for industrial development
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Ferguson Enterprises Land Acquisition

Description:	Purchase of land for Ferguson Enterprises
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

Ferguson Enterprises Development Agreement

Description:	Payments to Ferguson Enterprises for new construction
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

Veteran Enterprises, LTD Development Agreement

Description:	Payments to Veteran Enterprises for new construction
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

3137 Independence Ave Acquisition

Description:	Acquisition of 3137 Independence Ave
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

Industrial Park Platting

Description:	Plat lots for future development
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

Sanitary Sewer Extension

Description:	Construct Sanitary Sewer Extension for Development
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Twin City Tannery Development Agreement

Description:	Payments to Twin City Tannery for Improvements
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

GROW Cedar Valley

Description:	Payment to GROW CV for Economic Development Services
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Administrative Expenses

Description:	Payments for Administrative Expenses
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

JDE Engineering Sanitary Sewer, Water Main Design & CRS

Description:	Payments to JDE Engineering for utility design and CRS
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	Yes

NE Sanitary Sewer, Water Main Project

Description:	Payments to Contractor for utility construction
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	Yes

Willard Frost Land Acquisition

Description:	Payments to Willard Frost for acquisition of land
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	Yes

Northeast Site Grading

Description:	Payments to Contractor for Grading of site
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

Via Rail Contract

Description:	Payment for Rail design in NE Industrial
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Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

Great Plains Survey Contract

Description:	Payment for survey work on NE Industrial Site
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

JDE Engineering CRS Contract

Description:	Payment for CRS Contract for NE Industrial Park
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

MMS Land Survey Wetlands

Description:	Payment for Wetlands Survey work in NE Industrial Park
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

Newell Street Improvments

Description:	Payment for Newell Street Improvments
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

1031 Exchange Rottinghaus Land Acq

Description:	Payment for Rottinghaus land Acq
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	Yes

2020 GO Bonds (Con-trol Grant)

Description:	Payment for Con-trol project Grant
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

2020 GO Bonds (Wetlands Restoration)

Description:	Payment for Wetland Restoration Project
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

Salaries

Description:	Payment for Salaries
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

MLK Wetlands AECOM Contract

Description:	Payment of MLK Wetland AECOM Contract
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

4FI Properties Rebates

Description:	Payment of 4FI project rebates
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Farm Lease Taxes

Description:	Payment of Taxes for Farm Lease
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

Wetland Credit Purchase

Description:	Payment for Wetland Credit Purchase
Classification:	Acquisition of property
Physically Complete:	No
Payments Complete:	No

Gray Transportation Rebates

Description:	Gray Transportation Expansion Rebates
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For WATERLOO NE IND URBAN RENEWAL

2013 G.O. Bonds (Independence Ave Acquisition)

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	25,000
Interest:	687
Total:	25,687
Annual Appropriation?:	No
Date Incurred:	05/28/2013
FY of Last Payment:	2023

2014 G.O. Bonds (Sanitary Sewer Extension)

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	70,000
Interest:	3,150
Total:	73,150
Annual Appropriation?:	No
Date Incurred:	05/12/2014
FY of Last Payment:	2024

2020 GO Bonds Con-trol Grant

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,285,000
Interest:	117,365
Total:	1,402,365
Annual Appropriation?:	No
Date Incurred:	01/01/2020
FY of Last Payment:	2033

2020 GO Bonds Wetlands Restoration

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	170,000
Interest:	20,900
Total:	190,900
Annual Appropriation?:	No
Date Incurred:	01/01/2020
FY of Last Payment:	2034

Salaries

Debt/Obligation Type:	Internal Loans
Principal:	18,451
Interest:	0
Total:	18,451
Annual Appropriation?:	No
Date Incurred:	06/20/2023
FY of Last Payment:	2023

Administrative Expenses

Debt/Obligation Type:	Internal Loans
Principal:	634
Interest:	0

Total:	634
Annual Appropriation?:	No
Date Incurred:	06/20/2023
FY of Last Payment:	2023

MLK Wetlands AECOM Contract

Debt/Obligation Type:	Internal Loans
Principal:	17,182
Interest:	0
Total:	17,182
Annual Appropriation?:	No
Date Incurred:	01/01/2020
FY of Last Payment:	2021

4FI Properties LLC

Debt/Obligation Type:	Rebates
Principal:	1,520,208
Interest:	0
Total:	1,520,208
Annual Appropriation?:	No
Date Incurred:	10/28/2019
FY of Last Payment:	2031

2013 GO Bonds Refi 2021A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	5,000
Interest:	100
Total:	5,100
Annual Appropriation?:	No
Date Incurred:	06/07/2021
FY of Last Payment:	2023

2013 GO Bonds Refi 2021B

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	25,000
Interest:	75
Total:	25,075
Annual Appropriation?:	No
Date Incurred:	06/07/2021
FY of Last Payment:	2023

2013 GO Bonds Refund Inde

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	-25,000
Interest:	-687
Total:	-25,687
Annual Appropriation?:	No
Date Incurred:	06/07/2021
FY of Last Payment:	2023

2013 GO Bonds Refund Platt

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	-5,000
Interest:	-118
Total:	-5,118

Annual Appropriation?:	No
Date Incurred:	06/07/2021
FY of Last Payment:	2023

Farm Lease Taxes

Debt/Obligation Type:	Other Debt
Principal:	4,008
Interest:	0
Total:	4,008
Annual Appropriation?:	No
Date Incurred:	09/20/2022
FY of Last Payment:	2023

2013 G.O. Bonds (Platting Lots for development)

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	5,000
Interest:	118
Total:	5,118
Annual Appropriation?:	No
Date Incurred:	05/28/2013
FY of Last Payment:	2023

Wetland Credit Purchase

Debt/Obligation Type:	Other Debt
Principal:	900,000
Interest:	0
Total:	900,000
Annual Appropriation?:	No
Date Incurred:	05/20/2020
FY of Last Payment:	2027

Gray Transportation Rebates

Debt/Obligation Type:	Rebates
Principal:	90,626
Interest:	0
Total:	90,626
Annual Appropriation?:	No
Date Incurred:	02/07/2022
FY of Last Payment:	2030

Non-Rebates For WATERLOO NE IND URBAN RENEWAL

TIF Expenditure Amount:	25,687
Tied To Debt:	2013 G.O. Bonds (Independence Ave Acquisition
Tied To Project:	3137 Independence Ave Acquisition

TIF Expenditure Amount:	5,118
Tied To Debt:	2014 G.O. Bonds (Sanitary Sewer Extension)
Tied To Project:	Industrial Park Platting

TIF Expenditure Amount:	134,232
Tied To Debt:	2020 GO Bonds Con-trol Grant
Tied To Project:	2020 GO Bonds (Con-trol Grant)

TIF Expenditure Amount:	18,400
Tied To Debt:	2020 GO Bonds Wetlands Restoration
Tied To Project:	2020 GO Bonds (Wetlands Restoration)

TIF Expenditure Amount:	-25,687
Tied To Debt:	2013 GO Bonds Refund Inde
Tied To Project:	New Road Construction

TIF Expenditure Amount:	-5,118
Tied To Debt:	2013 GO Bonds Refund Platt
Tied To Project:	Industrial Park Platting

TIF Expenditure Amount:	5,100
Tied To Debt:	2013 GO Bonds Refi 2021A
Tied To Project:	New Road Construction

TIF Expenditure Amount:	25,075
Tied To Debt:	2013 GO Bonds Refi 2021B
Tied To Project:	Industrial Park Platting

TIF Expenditure Amount:	0
Tied To Debt:	2013 GO Bonds Refund Inde
Tied To Project:	2020 GO Bonds (Wetlands Restoration)

TIF Expenditure Amount:	17,182
Tied To Debt:	MLK Wetlands AECOM Contract
Tied To Project:	MLK Wetlands AECOM Contract

TIF Expenditure Amount:	634
Tied To Debt:	Administrative Expenses
Tied To Project:	Administrative Expenses

TIF Expenditure Amount:	18,451
Tied To Debt:	Salaries
Tied To Project:	Salaries

TIF Expenditure Amount:	4,008
Tied To Debt:	Farm Lease Taxes
Tied To Project:	Farm Lease Taxes

TIF Expenditure Amount:	18,550
Tied To Debt:	2014 G.O. Bonds (Sanitary Sewer Extension)
Tied To Project:	Sanitary Sewer Extension

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

TIF Taxing District Data Collection

Local Government Name:	WATERLOO (07G054)
Urban Renewal Area:	WATERLOO NE IND URBAN RENEWAL (07015)
TIF Taxing District Name:	WATERLOO CITY/WATERLOO SCH/WATERLOO NE IND UR TIF INCR
TIF Taxing District Inc. Number:	070182
TIF Taxing District Base Year:	1992
FY TIF Revenue First Received:	1999
Subject to a Statutory end date?	No

	UR Designation
Slum	No
Blighted	No
Economic Development	02/1993

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	479,070	24,197,930	1,750,250	0	-1,852	26,624,598	0	26,624,598
Taxable	0	259,321	21,778,137	1,575,225	0	-1,852	23,737,822	0	23,737,822
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	898,740	23,737,822	2,084,371	21,653,451	726,802

FY 2023 TIF Revenue Received: 127,420

TIF Taxing District Data Collection

Local Government Name:	WATERLOO (07G054)
Urban Renewal Area:	WATERLOO NE IND URBAN RENEWAL (07015)
TIF Taxing District Name:	WATERLOO CITY AG/WATERLOO SCH/WATERLOO NE IND UR TIF INCR
TIF Taxing District Inc. Number:	070184
TIF Taxing District Base Year:	1992
FY TIF Revenue First Received:	2012
Subject to a Statutory end date?	No

	UR Designation
Slum	No
Blighted	No
Economic Development	02/1993

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	480,540	0	0	0	0	0	480,540	0	480,540
Taxable	427,879	0	0	0	0	0	427,879	0	427,879
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	436,069	44,471	3,894	40,577	831

FY 2023 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

TIF Taxing District Data Collection

Local Government Name:	WATERLOO (07G054)
Urban Renewal Area:	WATERLOO NE IND URBAN RENEWAL (07015)
TIF Taxing District Name:	WATERLOO CITY/WATERLOO SCH/WATERLOO NORTHEAST IND AMD 1 INCR
TIF Taxing District Inc. Number:	070264
TIF Taxing District Base Year:	2004
FY TIF Revenue First Received:	2007
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2027

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2004

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	20,817,380	0	0	0	20,817,380	0	20,817,380
Taxable	0	0	18,735,642	0	0	0	18,735,642	0	18,735,642
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	6,441	18,735,642	1,647,495	17,088,147	573,567

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WATERLOO (07G054)
Urban Renewal Area:	WATERLOO NE IND URBAN RENEWAL (07015)
TIF Taxing District Name:	WATERLOO CITY/WATERLOO SCH/WATERLOO NORTHEAST IND AMD2 INCR
TIF Taxing District Inc. Number:	070344
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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	5,231,670	0	0	5,231,670	0	5,231,670
Taxable	0	0	0	4,708,503	0	0	4,708,503	0	4,708,503
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	4,526,940	704,730	61,958	642,772	21,575

FY 2023 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

TIF Taxing District Data Collection

Local Government Name:	WATERLOO (07G054)
Urban Renewal Area:	WATERLOO NE IND URBAN RENEWAL (07015)
TIF Taxing District Name:	WATERLOO CITY/WATERLOO SCH/WATERLOO NORTHEAST IND AMD3-4 INCR
TIF Taxing District Inc. Number:	070356
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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	306,780	665,060	0	0	0	971,840	0	971,840
Taxable	0	166,060	598,554	0	0	0	764,614	0	764,614
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	1,021,620	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WATERLOO (07G054)
Urban Renewal Area:	WATERLOO NE IND URBAN RENEWAL (07015)
TIF Taxing District Name:	WATERLOO CITY AG/WATERLOO SCH/WATERLOO NORTHEAST IND AMD3-4 INCR
TIF Taxing District Inc. Number:	070358
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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	210,290	0	0	0	0	0	210,290	0	210,290
Taxable	187,243	0	0	0	0	0	187,243	0	187,243
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	274,340	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:	WATERLOO (07G054)
Urban Renewal Area:	WATERLOO NE IND URBAN RENEWAL (07015)
TIF Taxing District Name:	WATERLOO CITY/WATERLOO SCH/WATERLOO NORTHEAST IND AMD5 INCR
TIF Taxing District Inc. Number:	070368
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 - 1/1/2021 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:	WATERLOO (07G054)
Urban Renewal Area:	WATERLOO NE IND URBAN RENEWAL (07015)
TIF Taxing District Name:	WATERLOO CITY AG/WATERLOO SCH/WATERLOO NORTHEAST IND AMD5 INCR
TIF Taxing District Inc. Number:	070370
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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	24,530	0	0	0	0	0	24,530	0	24,530
Taxable	21,842	0	0	0	0	0	21,842	0	21,842
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	41,410	0	0	0	0

FY 2023 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: WATERLOO (07G054)
 Urban Renewal Area: WATERLOO MARTIN RD URBAN RENEWAL
 UR Area Number: 07016

UR Area Creation Date: 11/1996

UR Area Purpose: The plan is intended to strengthen the economy, promote commercial and industrial development, expansion of existing business and industry and attraction of new industry.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WATERLOO CITY/WATERLOO SCH/WATERLOO MARTIN ROAD AMD 1 INCR	070249	070250	8,609,370
WATERLOO CITY/WATERLOO SCH/MARTIN RD ECON DEV TIF AMD 3-5 INCR	070331	070332	16,496,730
WATERLOO CITY AG/WATERLOO SCH/MARTIN RD ECON DEV TIF AMD 3-5 INCR	070333	070334	0
WATERLOO CITY/HUDSON SCH/MARTIN RD ECON TIF AMD 2 INCR	070335	070336	536,610
WATERLOO CITY/WATERLOO SCH/MARTIN RD ECON DEV TIF AMD 2 INCR	070337	070338	7,063,210
WATERLOO CITY AG/WATERLOO SCH/MARTIN RD ECON DEV TIF AMD 2 INCR	070339	070340	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	353,800	3,634,720	46,704,623	1,545,730	0	-1,852	52,277,368	0	52,277,368
Taxable	315,030	1,967,477	42,034,161	1,391,157	0	-1,852	45,731,694	0	45,731,694
Homestead Credits									9

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: 57,134 0 **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 1,098,272
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 1,098,272

Rebate Expenditures: 521,583
 Non-Rebate Expenditures: 256,383
 Returned to County Treasurer: 0
Total Expenditures: 777,966

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: 377,440 0 **Amount of 06-30-2023 Cash Balance Restricted for LMI**

Projects For WATERLOO MARTIN RD URBAN RENEWAL

Martin Road Construction

Description:	Paving of Martin Road
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Denso Sewer Project

Description:	Construct Sewer and Utilities to new Denso Site
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Denso Sewer Project

Description:	Construct Sewer and Utilities to new Denso Site
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Martin Road Construction

Description:	Paving of Martin Rd
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Denso International Construction

Description:	Property work for new construction
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Ridgeway Avenue Improvements

Description:	Improvements to W Ridgeway Avenue
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Wilbert Burial Vault Development Agreement

Description:	Payments to Wilbert Burial Vault for new construction
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

Young Development Development Agreement

Description:	Payments to Young Development for new construction
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Stephen Riley Development Agreement

Description:	Payments to Stepen Riley for new construction
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Mauer Eye Center Development Agreement

Description:	Payments to Mauer Eye Center for new construction
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

JARF Development Agreement

Description:	Payments to JARF for new construction
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

Watessa Development Agreement

Description:	Payments to Watessa for new construction
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

Deer Creek Development Agreement

Description:	Payments to Deer Creek Development
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

PTL Properties, LLC Development Agreement

Description:	Payments to PTL Properties, LLC for new construction
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

SVW Properties, LLC Development Agreement

Description:	Payments to SVW Properties, LLC for new construction
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

Avita Development Agreement

Description:	Payments to Avita Development for new construction
Classification:	Commercial-Medical
Physically Complete:	Yes
Payments Complete:	No

Senad Dizdarevic Development Agreement

Description:	Payments to Senad Dizdarevic for new construction
Classification:	Commercial - warehouses and distribution facilities

Physically Complete:	Yes
Payments Complete:	No

Harold Youngblut Property Acquisition

Description:	Payment to Harold Youngblut for Property Acquisition
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	Yes

Deer Creek Development Grant

Description:	Grant Payment to Deer Creek Development
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Administrative Expenses

Description:	Payments for administrative expenses
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Prairie Legacy Ventures (Hawkeye Stages) Grant

Description:	Payment to Hawkeye Stages for Economic Development Grant
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	No
Payments Complete:	Yes

AS Commercial (Wienands) Development Agreement

Description:	Payments to Wienands for Economic Development Grant
Classification:	Commercial - office properties
Physically Complete:	No
Payments Complete:	Yes

Property Acquisition

Description:	Acquisition of property for future economic development
Classification:	Acquisition of property
Physically Complete:	No
Payments Complete:	No

Baldwin Grant

Description:	Grant to Baldwins for land for Project
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	No
Payments Complete:	Yes

Baldwin Grant Credit

Description:	Credit for Baldwin Grant for land for Project
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	No
Payments Complete:	Yes

Reallocated Bonds

Description:	Reallocated Bonds
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Salaries

Description:	Staff Salaries
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Brock 3rd Addition Plat Cont 954

Description:	Payment for plat of Brock 3rd Addition
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

BCS Properties- Reserves I Development Agreement

Description:	Payments to BCS Properties for new construction
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Cardinal Construction Development Agreement

Description:	Payments to Cardinal Construction for new construction
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	No
Payments Complete:	No

Sanitary Sewer Extension to Brock Additions

Description:	Payments for Sanitary sewer Extension for development ground
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

CRF Rentals Rebates

Description:	Payments for Construction of warehouse building Charm Drive
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

Loves Travel Stop

Description:	Payment for construction of Travel Stop
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

JAS Investments (Gubbels Heating)

Description:	Payments for construction of new facility
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

Brock Sanitary Sewer Easement

Description:	Payment for sanitary Sewer Easement
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Brock 2nd Addition Cont 986

Description:	Payment for Brock 2nd Addition
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Warren Transport Rebates

Description:	Payment for Warren Transport Rebates
Classification:	Commercial - office properties
Physically Complete:	No
Payments Complete:	No

M&K Electric Rebates

Description:	Payment for M&K Electric Development Rebates
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Fusion Investments

Description:	Fusion Investment
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

LMV Rebates

Description:	LMV Rebates
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

Freedom Truck Wash

Description:	Freedom Truck Wash Rebates
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

Mid Country Property

Description:	Mid COuntry Property Rebates
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

Cedar Crossing Storage

Description:	Cedar Crossing Storage Rebates
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For WATERLOO MARTIN RD URBAN RENEWAL

Deer Creek Development Rebate

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	10/16/2006
FY of Last Payment:	2026

Avita Rebate

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	05/20/2013
FY of Last Payment:	2023

Senad Dizdarevic Rebate

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	02/03/2014
FY of Last Payment:	2025

BCS Properties (Reserves at Ridgeway) Rebate

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	03/30/2015
FY of Last Payment:	2034

M & K Electric Rebate

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	08/08/2016
FY of Last Payment:	2024

JAS Investments (Gubbels) Rebates

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

Total:	0
Annual Appropriation?:	No
Date Incurred:	03/28/2016
FY of Last Payment:	2028

Prairie Legacy Ventures (Hawkeye Stages) Rebates

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	09/14/2015
FY of Last Payment:	2028

Cardinal Construction Rebate

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	08/07/2017
FY of Last Payment:	2025

Loves Travel Stop Rebate

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	10/17/2016
FY of Last Payment:	2027

AS Commercial Phase I Rebate

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	03/07/2016
FY of Last Payment:	2024

Fund 415- Taxable Martin Rd GO Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	18,000
Interest:	1,107
Total:	19,107
Annual Appropriation?:	No
Date Incurred:	06/09/2015
FY of Last Payment:	2025

Fund 416- Taxable Martin Rd GO Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	120,000
Interest:	6,900
Total:	126,900

Annual Appropriation?:	No
Date Incurred:	05/23/2016
FY of Last Payment:	2026

Fund 417- Martin Rd GO Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,270,000
Interest:	225,215
Total:	1,495,215
Annual Appropriation?:	No
Date Incurred:	06/01/2016
FY of Last Payment:	2032

GO Bonds 415- Taxable (Transfer from Rath)

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	75,000
Interest:	4,612
Total:	79,612
Annual Appropriation?:	No
Date Incurred:	06/09/2015
FY of Last Payment:	2025

GO Bond Series 2019A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	70,000
Interest:	8,400
Total:	78,400
Annual Appropriation?:	No
Date Incurred:	06/25/2019
FY of Last Payment:	2029

CRF Rentals Rebates

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	03/05/2018
FY of Last Payment:	2027

Warren Transport Rebates

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/18/2019
FY of Last Payment:	2035

Fusion Investments

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No

Date Incurred:	01/01/2020
FY of Last Payment:	2022

Administrative Expenses

Debt/Obligation Type:	Internal Loans
Principal:	268
Interest:	0
Total:	268
Annual Appropriation?:	No
Date Incurred:	06/20/2023
FY of Last Payment:	2023

LMV Rebates

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	02/28/2020
FY of Last Payment:	2022

Turnkey PTL Properties Rebates

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	07/06/2015
FY of Last Payment:	2022

Turnkey SVW Rebates

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	07/06/2015
FY of Last Payment:	2022

Fusion Investments (CV CROSSING

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	08/07/2020
FY of Last Payment:	2022

Fund 411- Taxable Martin Rd GO Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	40,000
Interest:	4,495
Total:	44,495
Annual Appropriation?:	No
Date Incurred:	05/23/2011

FY of Last Payment:	2026
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Salaries

Debt/Obligation Type:	Internal Loans
Principal:	18,504
Interest:	0
Total:	18,504
Annual Appropriation?:	No
Date Incurred:	06/20/2023
FY of Last Payment:	2023

Freedom Truck Wash Rebates

Debt/Obligation Type:	Rebates
Principal:	608,886
Interest:	0
Total:	608,886
Annual Appropriation?:	No
Date Incurred:	06/20/2023
FY of Last Payment:	2037

Mid Country Property Rebates

Debt/Obligation Type:	Rebates
Principal:	122,726
Interest:	0
Total:	122,726
Annual Appropriation?:	No
Date Incurred:	08/15/2022
FY of Last Payment:	2036

Cedar Crossing Storage

Debt/Obligation Type:	Rebates
Principal:	571,344
Interest:	0
Total:	571,344
Annual Appropriation?:	No
Date Incurred:	04/17/2023
FY of Last Payment:	2040

Non-Rebates For WATERLOO MARTIN RD URBAN RENEWAL

TIF Expenditure Amount:	11,775
Tied To Debt:	Fund 411- Taxable Martin Rd GO Bonds
Tied To Project:	Property Acquisition

TIF Expenditure Amount:	6,549
Tied To Debt:	Fund 415- Taxable Martin Rd GO Bonds
Tied To Project:	Property Acquisition

TIF Expenditure Amount:	32,670
Tied To Debt:	Fund 416- Taxable Martin Rd GO Bonds
Tied To Project:	Brock 3rd Addition Plat Cont 954

TIF Expenditure Amount:	147,230
Tied To Debt:	Fund 417- Martin Rd GO Bonds
Tied To Project:	Property Acquisition

TIF Expenditure Amount:	27,287
Tied To Debt:	GO Bonds 415- Taxable (Transfer from Rath)
Tied To Project:	Reallocated Bonds

TIF Expenditure Amount:	12,100
Tied To Debt:	GO Bond Series 2019A
Tied To Project:	Brock Sanitary Sewer Easement

TIF Expenditure Amount:	268
Tied To Debt:	Administrative Expenses
Tied To Project:	Administrative Expenses

TIF Expenditure Amount:	18,504
Tied To Debt:	Salaries
Tied To Project:	Salaries

Rebates For WATERLOO MARTIN RD URBAN RENEWAL

Greenbelt Center

TIF Expenditure Amount:	100,000
Rebate Paid To:	Deer Creek Development
Tied To Debt:	Deer Creek Development Rebate
Tied To Project:	Deer Creek Development Agreement
Projected Final FY of Rebate:	2026

2413 W Ridgeway Ave

TIF Expenditure Amount:	13,260
Rebate Paid To:	Avita Developments, LLC
Tied To Debt:	Avita Rebate
Tied To Project:	Avita Development Agreement
Projected Final FY of Rebate:	2023

3135 Marnie Ave

TIF Expenditure Amount:	4,474
Rebate Paid To:	Senad Dizdarevic
Tied To Debt:	Senad Dizdarevic Rebate
Tied To Project:	Senad Dizdarevic Development Agreement
Projected Final FY of Rebate:	2026

1850 W Ridgeway AVE

TIF Expenditure Amount:	192,645
Rebate Paid To:	BCS Properties Reserves I
Tied To Debt:	BCS Properties (Reserves at Ridgeway) Rebate
Tied To Project:	BCS Properties- Reserves I Development Agreement
Projected Final FY of Rebate:	2022

3315 Titan TI

TIF Expenditure Amount:	14,047
Rebate Paid To:	Prairie Legacy
Tied To Debt:	Prairie Legacy Ventures (Hawkeye Stages) Rebates
Tied To Project:	Prairie Legacy Ventures (Hawkeye Stages) Grant
Projected Final FY of Rebate:	2028

2911 Southland Drive

TIF Expenditure Amount:	526
Rebate Paid To:	M&K Electric
Tied To Debt:	M & K Electric Rebate
Tied To Project:	M&K Electric Rebates
Projected Final FY of Rebate:	2025

1730 W Ridgeway Ave

TIF Expenditure Amount:	34,826
Rebate Paid To:	AS Commercial (Amy Wienands)
Tied To Debt:	AS Commercial Phase I Rebate
Tied To Project:	AS Commercial (Wienands) Development Agreement
Projected Final FY of Rebate:	2024

3173 Titan Tl

TIF Expenditure Amount:	18,426
Rebate Paid To:	JAS Investments (Gubbels Heating)
Tied To Debt:	JAS Investments (Gubbels) Rebates
Tied To Project:	JAS Investments (Gubbels Heating)
Projected Final FY of Rebate:	2029

3251 Greyhound Dr

TIF Expenditure Amount:	77,720
Rebate Paid To:	Loves Travel Stop
Tied To Debt:	Loves Travel Stop Rebate
Tied To Project:	Loves Travel Stop
Projected Final FY of Rebate:	2027

4516 Charm Dr

TIF Expenditure Amount:	1,515
Rebate Paid To:	CRF Rentals
Tied To Debt:	CRF Rentals Rebates
Tied To Project:	CRF Rentals Rebates
Projected Final FY of Rebate:	2027

1246 Martin Rd

TIF Expenditure Amount:	22,772
Rebate Paid To:	Cardinal Construction
Tied To Debt:	Cardinal Construction Rebate
Tied To Project:	Cardinal Construction Development Agreement
Projected Final FY of Rebate:	2031

1866 W Ridgeway

TIF Expenditure Amount:	41,372
Rebate Paid To:	LMV Rebates
Tied To Debt:	LMV Rebates
Tied To Project:	LMV Rebates
Projected Final FY of Rebate:	2023

TIF Taxing District Data Collection

Local Government Name:	WATERLOO (07G054)
Urban Renewal Area:	WATERLOO MARTIN RD URBAN RENEWAL (07016)
TIF Taxing District Name:	WATERLOO CITY/WATERLOO SCH/WATERLOO MARTIN ROAD AMD 1 INCR
TIF Taxing District Inc. Number:	070250
TIF Taxing District Base Year:	2003
FY TIF Revenue First Received:	2007
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2027

	UR Designation
Slum	No
Blighted	No
Economic Development	08/2004

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	11,808,290	770,990	0	0	12,579,280	0	12,579,280
Taxable	0	0	10,627,461	693,891	0	0	11,321,352	0	11,321,352
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	3,969,910	8,609,370	8,609,370	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WATERLOO (07G054)
Urban Renewal Area:	WATERLOO MARTIN RD URBAN RENEWAL (07016)
TIF Taxing District Name:	WATERLOO CITY/WATERLOO SCH/MARTIN RD ECON DEV TIF AMD 3-5 INCR
TIF Taxing District Inc. Number:	070332
TIF Taxing District Base Year:	2015
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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,783,130	19,395,540	0	0	0	22,178,670	0	22,178,670
Taxable	0	1,506,510	17,455,986	0	0	0	18,962,496	0	18,962,496
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	5,681,940	16,496,730	16,496,730	0	0

FY 2023 TIF Revenue Received: 1,098,272

TIF Taxing District Data Collection

Local Government Name:	WATERLOO (07G054)
Urban Renewal Area:	WATERLOO MARTIN RD URBAN RENEWAL (07016)
TIF Taxing District Name:	WATERLOO CITY AG/WATERLOO SCH/MARTIN RD ECON DEV TIF AMD 3-5 INCR
TIF Taxing District Inc. Number:	070334
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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	131,410	0	0	0	0	0	131,410	0	131,410
Taxable	117,011	0	0	0	0	0	117,011	0	117,011
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	194,640	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WATERLOO (07G054)
Urban Renewal Area:	WATERLOO MARTIN RD URBAN RENEWAL (07016)
TIF Taxing District Name:	WATERLOO CITY/HUDSON SCH/MARTIN RD ECON TIF AMD 2 INCR
TIF Taxing District Inc. Number:	070336
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	2,348,520	748,700	0	0	3,097,220	0	3,097,220
Taxable	0	0	2,113,668	673,830	0	0	2,787,498	0	2,787,498
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	2,560,610	536,610	536,610	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WATERLOO (07G054)
Urban Renewal Area:	WATERLOO MARTIN RD URBAN RENEWAL (07016)
TIF Taxing District Name:	WATERLOO CITY/WATERLOO SCH/MARTIN RD ECON DEV TIF AMD 2 INCR
TIF Taxing District Inc. Number:	070338
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	851,590	13,152,273	26,040	0	-1,852	14,068,398	0	14,068,398
Taxable	0	460,967	11,837,046	23,436	0	-1,852	12,345,318	0	12,345,318
Homestead Credits									7

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	7,007,040	7,063,210	7,063,210	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WATERLOO (07G054)
Urban Renewal Area:	WATERLOO MARTIN RD URBAN RENEWAL (07016)
TIF Taxing District Name:	WATERLOO CITY AG/WATERLOO SCH/MARTIN RD ECON DEV TIF AMD 2 INCR
TIF Taxing District Inc. Number:	070340
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	222,390	0	0	0	0	0	222,390	0	222,390
Taxable	198,019	0	0	0	0	0	198,019	0	198,019
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	383,190	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: WATERLOO (07G054)
 Urban Renewal Area: WATERLOO SAN MARNAN URBAN RENEWAL
 UR Area Number: 07030

UR Area Creation Date: 04/1999

UR Area Purpose: The plan is intended to strengthen the economy, promote commercial and industrial development, expansion of existing business and industry and attraction of new industry.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WATERLOO CITY/WATERLOO SCH/WATERLOO SAN MARNAN AMD 1 INCR	070257	070258	41,983,630
WATERLOO CITY/WATERLOO SCH/WATERLOO SAN MARNAN AMD2 INCR	070345	070346	1,317,800
WATERLOO CITY/WATERLOO SCH/WATERLOO SAN MARNAN AMD3-4 INCR	070359	070360	4,356,490
WATERLOO CITY AG/WATERLOO SCH/WATERLOO SAN MARNAN AMD3-4 INCR	070361	070362	0
WATERLOO CITY/WATERLOO SCH/SAN MARNAN TIF AMD5 INCREM	070391	070392	379,100
WATERLOO CITY/WATERLOO SCH/SAN MARNAN TIF AMD6 INCREM	070411	070412	2,611,295
WATERLOO CITY AG/WATERLOO SCH/SAN MARNAN TIF AMD6 INCREM	070413	070414	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	1,539,720	2,691,250	63,807,415	0	0	-1,852	68,045,318	0	68,045,318
Taxable	1,370,988	1,456,780	57,426,674	0	0	-1,852	60,258,190	0	60,258,190
Homestead Credits									5

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: 1,556,801 0 **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 1,726,476
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 1,726,476

Rebate Expenditures: 350,629
 Non-Rebate Expenditures: 1,715,794
 Returned to County Treasurer: 0
Total Expenditures: 2,066,423

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: 1,216,854 0 **Amount of 06-30-2023 Cash Balance Restricted for LMI**

Projects For WATERLOO SAN MARNAN URBAN RENEWAL

Tower Park Drive & Sewer Construction

Description:	Construct Tower Park Drive and Extend Sewer
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

CBE Land Acquisition

Description:	Purchase of land for new construction
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

VGM Land Acquisition

Description:	Acquisition of property for VGM expansion
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

WW Grainger, Inc. Development Agreement

Description:	Payments to WW Grainger, Inc for new construction
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

VGM Office Expansion Project

Description:	Grant for expansion of VGM office
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

San Marnan Dr Road Improvements Project

Description:	Median cut and left turn lane on San Marnan
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

L&H Farms Property Acquisition Bond Project

Description:	Acquisition of property from L& H Farms
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

Cardinal Construction, Inc. Development Agreement

Description:	Payments to Cardinal Construction for new construction of medical office
Classification:	Commercial - office properties
Physically Complete:	Yes

Payments Complete:	No
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MBAK Properties, LLC Development Agreement

Description:	Payments to MBAK Properties, LLC for new construction
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

Cardinal Construction, Inc. Development Agreement

Description:	Payments to Cardinal Construction, Inc. for new construction of Veterans Clinic
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

MFGC, LLC Development Agreement

Description:	Payments to MFGC, LLC for new construction
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

L&H Farms Property Acquisition

Description:	Acquisition of Property from L&H Farms
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

L&H Farms Property Acquisition

Description:	Acquisition of property from L&H Farms
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

L&H Farms Property Acquisition

Description:	Acquisition of property from L&H Farms
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

L&H Farms Property Acquisition

Description:	Acquisition of property from L&H Farms
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

L&H Farms Property Acquisition

Description:	Acquisition of Property from L&H Farms
Classification:	Acquisition of property
Physically Complete:	No
Payments Complete:	Yes

GROW Cedar Valley

Description:	Payment to Economic Development Services
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	Yes

L&H Farms Acquisition

Description:	Payment to L&H Farms for property acquisition
Classification:	Acquisition of property
Physically Complete:	No
Payments Complete:	Yes

Administrative Expenses

Description:	Payment for Administrative Expenses
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

San Marnan Management, Ltd Grant

Description:	Payment to San Marnan Management, Ltd
Classification:	Commercial - office properties
Physically Complete:	No
Payments Complete:	No

Galactic/Fitzway Drive Extension

Description:	Payment for extension of Galactic/Fitzway Dr
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Fisher Dr Sanitary Sewer Extension

Description:	Payment for sanitary sewer extension
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

GO America, LLC Development Agreement

Description:	Payments to GO America, LLC for new construction
Classification:	Commercial-Medical
Physically Complete:	Yes
Payments Complete:	No

Hope Martin Anderson

Description:	Payments to Hope Martin Anderson for new Commercial building
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

South Waterloo Business Park Site Certification

Description:	Expenses for the site certification of South Waterloo Buisness Park
Classification:	Administrative expenses

Physically Complete:	No
Payments Complete:	No

Green Acres Storage

Description:	Payment to Green Acres LLC for construction of new commercial building
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

San Marnan Road Reconfiguration Contract 942

Description:	Lane Adjustment near VGM
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

VGM Rebates

Description:	Rebates for VGM Expansion
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

Taylor Ventures Rebates

Description:	Rebates for construction of new vet clinic
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

Salaries

Description:	Staff Salaries
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Canterbury Court Rebates

Description:	Rebates for construction of dental office
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

Shaulis Road Reconstruction

Description:	Payment for Shaulis Road Reconstruction
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Fund 422 2022A New money Bond

Description:	Bond for Lost Worlds Theme Park
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For WATERLOO SAN MARNAN URBAN RENEWAL

Cardinal Construction, Inc. Rebate

Debt/Obligation Type:	Rebates
Principal:	52,434
Interest:	0
Total:	52,434
Annual Appropriation?:	No
Date Incurred:	09/30/2010
FY of Last Payment:	2023

MFGC, LLC Rebate

Debt/Obligation Type:	Rebates
Principal:	74,391
Interest:	0
Total:	74,391
Annual Appropriation?:	No
Date Incurred:	09/04/2012
FY of Last Payment:	2025

Green Acres Storage

Debt/Obligation Type:	Rebates
Principal:	255,802
Interest:	0
Total:	255,802
Annual Appropriation?:	No
Date Incurred:	06/01/2015
FY of Last Payment:	2025

VGM Rebates

Debt/Obligation Type:	Rebates
Principal:	835,150
Interest:	0
Total:	835,150
Annual Appropriation?:	No
Date Incurred:	04/27/2015
FY of Last Payment:	2029

Taylor Ventures Rebates

Debt/Obligation Type:	Rebates
Principal:	225,048
Interest:	0
Total:	225,048
Annual Appropriation?:	No
Date Incurred:	02/15/2016
FY of Last Payment:	2026

Staff Salaries

Debt/Obligation Type:	Other Debt
Principal:	7,059
Interest:	0

Total:	7,059
Annual Appropriation?:	No
Date Incurred:	03/25/2021
FY of Last Payment:	2023

Canterbury Court Rebates

Debt/Obligation Type:	Rebates
Principal:	198,258
Interest:	0
Total:	198,258
Annual Appropriation?:	No
Date Incurred:	09/17/2018
FY of Last Payment:	2029

2020 GO Bond (Shaulis Road)

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,760,000
Interest:	257,000
Total:	2,017,000
Annual Appropriation?:	No
Date Incurred:	01/01/2020
FY of Last Payment:	2035

Fund 421 2021A New Mone

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,800,000
Interest:	180,000
Total:	1,980,000
Annual Appropriation?:	No
Date Incurred:	06/07/2021
FY of Last Payment:	2031

Lost Island Theme Park Rebates

Debt/Obligation Type:	Rebates
Principal:	4,086,959
Interest:	0
Total:	4,086,959
Annual Appropriation?:	No
Date Incurred:	10/18/2021
FY of Last Payment:	2043

Locke Realty Inc Rebates

Debt/Obligation Type:	Rebates
Principal:	132,910
Interest:	0
Total:	132,910
Annual Appropriation?:	No
Date Incurred:	01/02/2021
FY of Last Payment:	2028

Fund 422-2022A New Money Lost World

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	14,075,000
Interest:	3,439,850
Total:	17,514,850

Annual Appropriation?:	No
Date Incurred:	04/18/2022
FY of Last Payment:	2041

GROW Cedar Valley

Debt/Obligation Type:	Other Debt
Principal:	54,156
Interest:	0
Total:	54,156
Annual Appropriation?:	No
Date Incurred:	07/19/2021
FY of Last Payment:	2023

Admin Expenses

Debt/Obligation Type:	Other Debt
Principal:	7,185
Interest:	0
Total:	7,185
Annual Appropriation?:	No
Date Incurred:	03/25/2021
FY of Last Payment:	2023

Fund 322 Shaulis Road Tax Exempt

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	878,000
Interest:	154,075
Total:	1,032,075
Annual Appropriation?:	No
Date Incurred:	04/18/2021
FY of Last Payment:	2032

JSLK Holdings Rebates

Debt/Obligation Type:	Rebates
Principal:	445,352
Interest:	0
Total:	445,352
Annual Appropriation?:	No
Date Incurred:	02/07/2022
FY of Last Payment:	2031

Non-Rebates For WATERLOO SAN MARNAN URBAN RENEWAL

TIF Expenditure Amount:	155,200
Tied To Debt:	2020 GO Bond (Shaulis Road)
Tied To Project:	Shaulis Road Reconstruction

TIF Expenditure Amount:	236,000
Tied To Debt:	Fund 421 2021A New Mone
Tied To Project:	Shaulis Road Reconstruction

TIF Expenditure Amount:	7,059
Tied To Debt:	Staff Salaries
Tied To Project:	Salaries

TIF Expenditure Amount:	54,156
Tied To Debt:	GROW Cedar Valley
Tied To Project:	GROW Cedar Valley

TIF Expenditure Amount:	7,185
Tied To Debt:	Admin Expenses
Tied To Project:	Administrative Expenses

TIF Expenditure Amount:	1,152,763
Tied To Debt:	Fund 422-2022A New Money Lost World
Tied To Project:	Fund 422 2022A New money Bond

TIF Expenditure Amount:	103,431
Tied To Debt:	Fund 322 Shaulis Road Tax Exempt
Tied To Project:	San Marnan Road Reconfiguration Contract 942

Rebates For WATERLOO SAN MARNAN URBAN RENEWAL

945 Tower Park Dr

TIF Expenditure Amount:	52,434
Rebate Paid To:	Cardinal Construction, Inc.
Tied To Debt:	Cardinal Construction, Inc. Rebate
Tied To Project:	Cardinal Construction, Inc. Development Agreement
Projected Final FY of Rebate:	2023

836 Tower Park Dr

TIF Expenditure Amount:	24,411
Rebate Paid To:	MFGC, LLC
Tied To Debt:	MFGC, LLC Rebate
Tied To Project:	MFGC, LLC Development Agreement
Projected Final FY of Rebate:	2025

345 Tower Park Drive

TIF Expenditure Amount:	96,666
Rebate Paid To:	Green Acres
Tied To Debt:	Green Acres Storage
Tied To Project:	Green Acres Storage
Projected Final FY of Rebate:	2025

1101 W San Marnan Dr

TIF Expenditure Amount:	117,994
Rebate Paid To:	VGM Expansion
Tied To Debt:	VGM Rebates
Tied To Project:	VGM Rebates
Projected Final FY of Rebate:	2029

4041 Hurst Drive

TIF Expenditure Amount:	35,314
Rebate Paid To:	Taylor Real Estate Holdings
Tied To Debt:	Taylor Ventures Rebates
Tied To Project:	Taylor Ventures Rebates
Projected Final FY of Rebate:	2028

820 Fisher Dr

TIF Expenditure Amount:	23,810
Rebate Paid To:	Canterbury Court RE
Tied To Debt:	Canterbury Court Rebates
Tied To Project:	Canterbury Court Rebates
Projected Final FY of Rebate:	2031

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TIF Taxing District Data Collection

Local Government Name:	WATERLOO (07G054)
Urban Renewal Area:	WATERLOO SAN MARNAN URBAN RENEWAL (07030)
TIF Taxing District Name:	WATERLOO CITY/WATERLOO SCH/WATERLOO SAN MARNAN AMD 1 INCR
TIF Taxing District Inc. Number:	070258
TIF Taxing District Base Year:	2004
FY TIF Revenue First Received:	2007
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2027

	UR Designation
Slum	No
Blighted	No
Economic Development	12/2004

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	49,726,050	0	0	0	49,726,050	0	49,726,050
Taxable	0	0	44,753,445	0	0	0	44,753,445	0	44,753,445
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	7,742,420	41,983,630	41,983,630	0	0

FY 2023 TIF Revenue Received: 1,726,476

TIF Taxing District Data Collection

Local Government Name:	WATERLOO (07G054)
Urban Renewal Area:	WATERLOO SAN MARNAN URBAN RENEWAL (07030)
TIF Taxing District Name:	WATERLOO CITY/WATERLOO SCH/WATERLOO SAN MARNAN AMD2 INCR
TIF Taxing District Inc. Number:	070346
TIF Taxing District Base Year:	2008
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	484,730	1,202,980	0	0	0	1,687,710	0	1,687,710
Taxable	0	262,386	1,082,682	0	0	0	1,345,068	0	1,345,068
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	369,910	1,317,800	1,317,800	0	0

FY 2023 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name:	WATERLOO (07G054)
Urban Renewal Area:	WATERLOO SAN MARNAN URBAN RENEWAL (07030)
TIF Taxing District Name:	WATERLOO CITY/WATERLOO SCH/WATERLOO SAN MARNAN AMD3-4 INCR
TIF Taxing District Inc. Number:	070360
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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,662,580	6,133,920	0	0	0	7,796,500	0	7,796,500
Taxable	0	899,959	5,520,528	0	0	0	6,420,487	0	6,420,487
Homestead Credits									4

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	3,440,010	4,356,490	4,356,490	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WATERLOO (07G054)
Urban Renewal Area:	WATERLOO SAN MARNAN URBAN RENEWAL (07030)
TIF Taxing District Name:	WATERLOO CITY AG/WATERLOO SCH/WATERLOO SAN MARNAN AMD3-4 INCR
TIF Taxing District Inc. Number:	070362
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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,344,960	0	0	0	0	0	1,344,960	0	1,344,960
Taxable	1,197,570	0	0	0	0	0	1,197,570	0	1,197,570
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	1,813,680	0	0	0	0

FY 2023 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name:	WATERLOO (07G054)
Urban Renewal Area:	WATERLOO SAN MARNAN URBAN RENEWAL (07030)
TIF Taxing District Name:	WATERLOO CITY/WATERLOO SCH/SAN MARNAN TIF AMD5 INCREM
TIF Taxing District Inc. Number:	070392
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	3,726,080	0	0	0	3,726,080	0	3,726,080
Taxable	0	0	3,353,472	0	0	0	3,353,472	0	3,353,472
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	3,346,980	379,100	379,100	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WATERLOO (07G054)
Urban Renewal Area:	WATERLOO SAN MARNAN URBAN RENEWAL (07030)
TIF Taxing District Name:	WATERLOO CITY/WATERLOO SCH/SAN MARNAN TIF AMD6 INCREM
TIF Taxing District Inc. Number:	070412
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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	543,940	3,018,385	0	0	-1,852	3,569,258	0	3,569,258
Taxable	0	294,435	2,716,547	0	0	-1,852	3,014,730	0	3,014,730
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	959,815	2,611,295	2,611,295	0	0

FY 2023 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name:	WATERLOO (07G054)	
Urban Renewal Area:	WATERLOO SAN MARNAN URBAN RENEWAL (07030)	
TIF Taxing District Name:	WATERLOO CITY AG/WATERLOO SCH/SAN MARNAN TIF AMD6 INCREM	
TIF Taxing District Inc. Number:	070414	
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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	194,760	0	0	0	0	0	194,760	0	194,760
Taxable	173,418	0	0	0	0	0	173,418	0	173,418
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	207,995	0	0	0	0

FY 2023 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: WATERLOO (07G054)
 Urban Renewal Area: WATERLOO CROSSROADS UR TIF
 UR Area Number: 07044

UR Area Creation Date: 11/2014

UR Area Purpose: This Plan is intended to strengthen the economy and to promote retail and other commercial development, expansion of existing business and industry and attraction of new commercial projects.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WATERLOO CITY/WATERLOO SCH WATERLOO CROSSROADS UR TIF INCR	070305	070306	0
WATERLOO CITY AG/WATERLOO SCH WATERLOO CROSSROADS UR TIF INCR	070307	070308	0
WATERLOO CITY/WATERLOO SCH/CROSSROADS UR TIF AMD1-2 INCR	070387	070388	0
WATERLOO CITY AG/WATERLOO SCH/CROSSROADS UR TIF AMD1-2 INCR	070389	070390	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	121,430	4,106,180	280,289,101	1,374,990	0	-1,852	295,175,888	0	295,175,888
Taxable	108,122	2,222,697	252,260,191	1,237,491	0	-1,852	261,746,500	0	261,746,500
Homestead Credits									17

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: -546,199 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: 212,258
 Non-Rebate Expenditures: 6,595
 Returned to County Treasurer: 0
Total Expenditures: 218,853

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: -765,052 0 **Amount of 06-30-2023 Cash Balance Restricted for LMI**

Projects For WATERLOO CROSSROADS UR TIF

Crossing Point

Description:	Rehabilitation of former Kmart Site located at 2060 Sovia Drive
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Fairfield Inn

Description:	Construction of new hotel located at 2134 La Porte Rd
Classification:	Commercial - hotels and conference centers
Physically Complete:	Yes
Payments Complete:	No

Dupaco Credit Union

Description:	Construction of new Credit Union located at 1946 Schukei Rd
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

Club Car Wash

Description:	Construction of New Car Wash
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Administrative Expenses

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

AECOM Laporte Road Design

Description:	Design of La Porte Road Reconstruction
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Wetland Purchase

Description:	Purchase of Wetland Credits for Laport Road Reconstruction
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

ROW Purchases Near Crossroads

Description:	ROW purchase for Laporte Road Reconstruction
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Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For WATERLOO CROSSROADS UR TIF

Crossing Point Rebates

Debt/Obligation Type:	Rebates
Principal:	527,120
Interest:	0
Total:	527,120
Annual Appropriation?:	No
Date Incurred:	09/16/2013
FY of Last Payment:	2025

Fairfield Inn Rebates

Debt/Obligation Type:	Rebates
Principal:	75,840
Interest:	0
Total:	75,840
Annual Appropriation?:	No
Date Incurred:	09/16/2013
FY of Last Payment:	2025

Admin Expensese

Debt/Obligation Type:	Other Debt
Principal:	6,595
Interest:	0
Total:	6,595
Annual Appropriation?:	No
Date Incurred:	03/25/2021
FY of Last Payment:	2023

Club Carwash Rebates

Debt/Obligation Type:	Rebates
Principal:	18,632
Interest:	0
Total:	18,632
Annual Appropriation?:	No
Date Incurred:	04/20/2021
FY of Last Payment:	2024

AECOM design for Laporte Road

Debt/Obligation Type:	Other Debt
Principal:	1,530,800
Interest:	0
Total:	1,530,800
Annual Appropriation?:	No
Date Incurred:	04/04/2022
FY of Last Payment:	2025

Wetland Purchase for Laporte Road

Debt/Obligation Type:	Other Debt
Principal:	23,400
Interest:	0

Total:	23,400
Annual Appropriation?:	No
Date Incurred:	06/05/2023
FY of Last Payment:	2025

ROW Purchase for Laporte Road Reconstruction

Debt/Obligation Type:	Other Debt
Principal:	35,000
Interest:	0
Total:	35,000
Annual Appropriation?:	No
Date Incurred:	06/05/2023
FY of Last Payment:	2025

Non-Rebates For WATERLOO CROSSROADS UR TIF

TIF Expenditure Amount:	6,595
Tied To Debt:	Admin Expensese
Tied To Project:	Administrative Expenses

Rebates For WATERLOO CROSSROADS UR TIF

2060 Sovia Drive

TIF Expenditure Amount:	174,808
Rebate Paid To:	Crossing Point, LLC
Tied To Debt:	Crossing Point Rebates
Tied To Project:	Crossing Point
Projected Final FY of Rebate:	2025

2134 LaPorte Rd

TIF Expenditure Amount:	37,450
Rebate Paid To:	Atul Patel
Tied To Debt:	Fairfield Inn Rebates
Tied To Project:	Fairfield Inn
Projected Final FY of Rebate:	2024

TIF Taxing District Data Collection

Local Government Name:	WATERLOO (07G054)
Urban Renewal Area:	WATERLOO CROSSROADS UR TIF (07044)
TIF Taxing District Name:	WATERLOO CITY/WATERLOO SCH WATERLOO CROSSROADS UR TIF INCR
TIF Taxing District Inc. Number:	070306
TIF Taxing District Base Year:	2014
FY TIF Revenue First Received:	2017
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2037

	UR Designation
Slum	No
Blighted	No
Economic Development	11/2014

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	2,251,040	209,240,420	0	0	-1,852	220,334,928	0	220,334,928
Taxable	0	1,218,505	188,316,378	0	0	-1,852	195,171,923	0	195,171,923
Homestead Credits									7

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	226,857,870	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WATERLOO (07G054)
Urban Renewal Area:	WATERLOO CROSSROADS UR TIF (07044)
TIF Taxing District Name:	WATERLOO CITY AG/WATERLOO SCH WATERLOO CROSSROADS UR TIF INCR
TIF Taxing District Inc. Number:	070308
TIF Taxing District Base Year:	2014
FY TIF Revenue First Received:	2017
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2037

	UR Designation
Slum	No
Blighted	No
Economic Development	11/2014

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	3,460	0	0	0	0	0	3,460	0	3,460
Taxable	3,081	0	0	0	0	0	3,081	0	3,081
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	67,970	0	0	0	0

FY 2023 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name:	WATERLOO (07G054)
Urban Renewal Area:	WATERLOO CROSSROADS UR TIF (07044)
TIF Taxing District Name:	WATERLOO CITY/WATERLOO SCH/CROSSROADS UR TIF AMD1-2 INCR
TIF Taxing District Inc. Number:	070388
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	1,855,140	71,048,681	1,374,990	0	0	74,719,530	0	74,719,530
Taxable	0	1,004,192	63,943,813	1,237,491	0	0	66,466,455	0	66,466,455
Homestead Credits									10

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	74,832,356	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WATERLOO (07G054)
Urban Renewal Area:	WATERLOO CROSSROADS UR TIF (07044)
TIF Taxing District Name:	WATERLOO CITY AG/WATERLOO SCH/CROSSROADS UR TIF AMD1-2 INCR
TIF Taxing District Inc. Number:	070390
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	117,970	0	0	0	0	0	117,970	0	117,970
Taxable	105,041	0	0	0	0	0	105,041	0	105,041
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	206,784	0	0	0	0

FY 2023 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: WATERLOO (07G054)
 Urban Renewal Area: EAST WATERLOO UNIFIED UR & REDEVELOPMENT AREA
 UR Area Number: 07045

UR Area Creation Date: 12/2015

UR Area Purpose: To identify the objectives, activities, and projects that are intended to stimulate private investment and alleviate blighted conditions in the plan area. This plan merged the former Airport and Logan Urban Renewal Areas.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WATERLOO CITY/WATERLOO SCH/WATERLOO AIRPORT UR TIF INCR	070163	070164	40,872,852
WATERLOO CITY AG/WATERLOO SCH/WATERLOO AIRPORT UR TIF INCR	070165	070166	116,930
WATERLOO CITY/WATERLOO SCH/WATERLOO LOGAN UR TIF INCR	070235	070236	16,649,860
WATERLOO CITY AG/WATERLOO SCH/WATERLOO LOGAN UR TIF INCR	070237	070238	14,880
WATERLOO CITY/WATERLOO SCH/WATERLOO AIRPORT AMD 1 INCR	070253	070254	34,282,083
WATERLOO CITY AG/WATERLOO SCH/WATERLOO AIRPORT AMD 1 INCR	070255	070256	0
WATERLOO CITY/WATERLOO SCH WATERLOO LOGAN UR TIF AMD1 INCR	070317	070318	13,811,990
WATERLOO CITY AG/WATERLOO SCH WATERLOO LOGAN UR TIF AMD1 INCR	070319	070320	0
WATERLOO CITY/WATERLOO SCH/EAST WATERLOO UNIFIED UR TIF INCR	070327	070328	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	559,300	127,484,640	100,140,239	81,927,890	0	-293,714	312,038,046	0	312,038,046
Taxable	498,009	69,007,879	90,126,215	73,735,101	0	-293,714	234,488,548	0	234,488,548
Homestead Credits									1,067

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: -2,906,396 0 **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 3,551,342
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 3,551,342

Rebate Expenditures: 792,631
 Non-Rebate Expenditures: 4,214,079
 Returned to County Treasurer: 0
Total Expenditures: 5,006,710

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: -4,361,764 0 **Amount of 06-30-2023 Cash Balance Restricted for LMI**

Projects For EAST WATERLOO UNIFIED UR & REDEVELOPMENT AREA

Road and Sewer Construction

Description:	Road and Sewer Construction for ConAgra Foods
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Midport Marketing Project

Description:	Contract for marketing services for industrial park
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

Midport Sign Project

Description:	Construct signage for industrial park
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

La Forge Property Purchase

Description:	Purchase of Property for new construction
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Rail Spur Improvements

Description:	Midport Improvements - Refinanced 1998 G.O. Bonds
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Sanitary Sewer Project

Description:	Midport Improvements - Refinanced 199 G.O. Bonds
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Midport Sign Project

Description:	Construct signage for industrial park
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

Accurate Gear Development Agreement

Description:	Payments to Accurate Gear for new construction
Classification:	Industrial/manufacturing property

Physically Complete:	Yes
Payments Complete:	No

ConAgra Development Agreement

Description:	Payments to ConAgra for expansion
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Empire Enterprises Development Agreement

Description:	Payments to Empire Enterprises for expansion
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Bob and Kaye Huff Development Agreement

Description:	Payments to Bob & Kaye Huff for new construction
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

Anthony & Christopher Huff Development Agreement

Description:	Payments to Anthony & Christopher Huff for new construction
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

La Forge, LLC Development Agreement

Description:	Payments to La Forge, LLC for new construction
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Ronan & Lisa Schwickerath Development Agreement

Description:	Payments to Ronan and Lisa Schwickerath for expansion
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Tournier Manufacturing Development Agreement

Description:	Payments to Tournier Manufacturing for new construction
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Cedar Valley Warehouse, LLC Development Agreement

Description:	Payments to Cedar Valley Warehouse, LLC for new construction
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

CPM Acquisition Corp Development Agreement

Description:	Payments to CPM Acquisition Corp for expansion
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Howard L Allen Investments Development Agreement

Description:	Payments to Howard L Allen Investments for new construction
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

M&R Iowa, LLC Development Agreement

Description:	Payments to M&R Iowa, LLC for expansion
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

Advanced Heat Treat Development Agreement

Description:	Payment to Advanced Heat Treat for Expansion
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Hydrite Chemical Co Development Agreement

Description:	Payment to Hydrite Chemical Co for Expansion
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Koelker Properties, LLC Development Agreement

Description:	Payment to Koelker Properties, LLC for new construction
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

GROW Cedar Valley

Description:	Payment to GROW CV for Economic Development Services
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	Yes

Brownfield Assessment Grant

Description:	Payment for Brownfield Assessment Grant Application
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

3730 Wagner Rd Acquisition

Description:	Payment for acquisition of 3730 Wagner Rd
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	Yes

Airport Property Release

Description:	Payment for Airport Property Release Services
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Geo-Tech ESAS

Description:	Payment for Geo-Technical Services
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Administrative Expenses

Description:	Payment for Administrative Expenses
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Con Agra Grant

Description:	Grant Payment to Con Agra for expansion
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

3730 Wagner Rd Platting

Description:	Payment for platting services for 3730 Wagner Rd
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

Cedar Valley Warehouse II Development Agreement

Description:	Payments to Cedar Valley Warehouse II for new construction
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	No
Payments Complete:	No

MidPort Improvements

Description:	Payments for MidPort Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Hy-Vee Lease Payments

Description:	Payments to Hy-Vee for property lease
Classification:	Commercial - retail
Physically Complete:	Yes

Payments Complete:	No
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Grant Writing Consultant

Description:	Payments to consultant for grant writing
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

Grant Writing Consultant

Description:	Payments to consultant for grant writing
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

Government Relations Consultant

Description:	Payments to consultant for government relations
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

Endeavor Consultant

Description:	Payments for consultant work
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

Grant Writing Consultant

Description:	Payments to consultant for grant writing
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

Walgreens Development Agreement

Description:	Payments to Walgreens for new construction
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Avita Development Agreement

Description:	Payments to Avita for new construction
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

CVS Pharmacy Development Agreement

Description:	Payments to CVS Pharmacy for new construction
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

KWWL

Description:	Payments to KWWL for redevelopment
Classification:	Commercial - office properties
Physically Complete:	No
Payments Complete:	No

Institute for Decision Making Contract

Description:	Payment for Institute for Decision Making for Professional Services
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Administrative Expenses

Description:	Administrative Expenses
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Brownfield Assessment Grant FY 2016

Description:	Payment of Brownfield Assessment Grant
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

District Merger Expenses

Description:	Payment for TIF Merger expenses
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

North Crossing (Logan Plaza)

Description:	Payments to North Crossing for redevelopment of Logan Plaza
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

AMA Land Purchase

Description:	Payment for Purchase of land from AMA
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

Midport Blvd Phase III Grant Application and Construction

Description:	Payment for grant application and construction of Midport Blvd
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Wagner Rd Platting (MidPort)

Description:	Wagner Rd Platting (MidPort)
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Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

Advanced Heat Treat

Description:	Payment to Advanced Heat Treat for expansion
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Midport Salaries

Description:	Payment for staff salaries for work within Midport
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

Midport Administrative Expenses

Description:	Payment of Midport Administrative Expenses
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Logan Salaries

Description:	Payment for staff salaries for work within the Logan area
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Central Property Holdings Grant

Description:	Payment for All in Grocers project
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

House of Hope Grant

Description:	Payment of Grant for property in Logan area
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	Yes

Habitat for Humanity Grant

Description:	Payment for Grant for property redevelopment
	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Classification:	
Physically Complete:	Yes
Payments Complete:	Yes

Reese Properties(johnstone Supply)

Description:	Payment for rebates on warehouse project
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

PDCM (No Steps) Rebates

Description:	Payment for improvements on office building
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

Standard Distribution Rebates

Description:	Payment for new warehouse
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

Prosper Farms Rebates

Description:	Payment of rebates for truck wash near Airport
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

A-Line ALO Rebates

Description:	Payment of rebates for new Airport hangar
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	No
Payments Complete:	No

Dahlstrom Development Rebates

Description:	Payment of rebates for new warehouse at corner of Wagner and Airline
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	No
Payments Complete:	No

Avita Expansion Rebates

Description:	Payment of Rebates for expansion of Medical office
Classification:	Commercial-Medical
Physically Complete:	Yes
Payments Complete:	No

GBG LLC Rebates

Description:	Payment of Rebates for new Medical Building
Classification:	Commercial-Medical
Physically Complete:	No
Payments Complete:	No

N&S Properties

Description:	Payment of Rebates for Commercial Bldg
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

Louis Berger Walnut Survey

Description:	Payment for Historic Walnut Survey
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Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

VIA Rail Public Safety Improv Study

Description:	Payment for Rail safety improvement study
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

220 Ester Street Acq

Description:	Payment for 220 Ester St Acq
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	Yes

1850 Logan Ave Acq

Description:	Payment for 1850 Logan Ave Acq
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	Yes

Wagner Rd San Sewer Ext

Description:	Payment for Sanitary Sewer Extension
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Leversee Road Development

Description:	Payment for Leversee Road Development
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Airline Hwy San Sewer Extension

Description:	Payment for Sanitary Sewer Extension
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Air and Rail Park Tree Clearing

Description:	Payment for tree clearing at Air and Rail park
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Paramount Investments Rebates

Description:	Payme of Rebates for Paramount Investments
Classification:	Commercial - office properties
Physically Complete:	No
Payments Complete:	No

Hyper Drive Cont 1051

Description:	Payment for Hyper Drive Construction RISE
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Paramount Investments

Description:	Payment of Rebates for project
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

All- In Grocers Grant

Description:	Payment of grant to All-In Grocers
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

Fiber Design Work

Description:	Payment of Fiber design contract
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Water Works Front Footage

Description:	Payment for Front Footage Development Charges
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

WBM Dev Grant

Description:	Payment for WBM Development
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

3 Stooges Development Grant

Description:	Payment for 3 Stooges Development Grant
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

Chamberlin Expenses

Description:	Payment for expenses accrued for Chamberlin Site Cleanup
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

Demolition Costs

Description:	Demolition Costs for dilapidated structures
Classification:	Administrative expenses

Physically Complete:	No
Payments Complete:	No

Hickory House Dev Grant

Description:	Payment for Hickory House Development Grant
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For EAST WATERLOO UNIFIED UR & REDEVELOPMENT AREA

ConAgra Rebate

Debt/Obligation Type:	Rebates
Principal:	10,962,906
Interest:	0
Total:	10,962,906
Annual Appropriation?:	No
Date Incurred:	07/07/2008
FY of Last Payment:	2038

Hydrite Chemical Co Rebate

Debt/Obligation Type:	Rebates
Principal:	151,055
Interest:	0
Total:	151,055
Annual Appropriation?:	No
Date Incurred:	12/17/2012
FY of Last Payment:	2024

North Crossing (Logan Plaza)

Debt/Obligation Type:	Rebates
Principal:	1,066,580
Interest:	0
Total:	1,066,580
Annual Appropriation?:	No
Date Incurred:	01/25/2016
FY of Last Payment:	2024

Endeavors Rebates

Debt/Obligation Type:	Rebates
Principal:	97,470
Interest:	0
Total:	97,470
Annual Appropriation?:	No
Date Incurred:	07/29/2015
FY of Last Payment:	2023

Cedar Valley Warehouse II

Debt/Obligation Type:	Rebates
Principal:	88,240
Interest:	0
Total:	88,240
Annual Appropriation?:	No
Date Incurred:	09/04/2012
FY of Last Payment:	2024

M&R Iowa (Fed Ex)

Debt/Obligation Type:	Rebates
Principal:	26,671

Interest:	0
Total:	26,671
Annual Appropriation?:	No
Date Incurred:	03/04/2013
FY of Last Payment:	2021

PDCM(no steps) Rebates

Debt/Obligation Type:	Rebates
Principal:	2,644
Interest:	0
Total:	2,644
Annual Appropriation?:	No
Date Incurred:	06/13/2016
FY of Last Payment:	2024

Advanced Heat Treat (2018)

Debt/Obligation Type:	Rebates
Principal:	50,412
Interest:	0
Total:	50,412
Annual Appropriation?:	No
Date Incurred:	06/18/2018
FY of Last Payment:	2029

Standard Distribution Rebates

Debt/Obligation Type:	Rebates
Principal:	124,830
Interest:	0
Total:	124,830
Annual Appropriation?:	No
Date Incurred:	11/20/2017
FY of Last Payment:	2026

Prosper Farms Rebates

Debt/Obligation Type:	Rebates
Principal:	83,360
Interest:	0
Total:	83,360
Annual Appropriation?:	No
Date Incurred:	05/06/2019
FY of Last Payment:	2026

A-Line ALO Rebates

Debt/Obligation Type:	Rebates
Principal:	586,332
Interest:	0
Total:	586,332
Annual Appropriation?:	No
Date Incurred:	04/15/2019
FY of Last Payment:	2042

Dahlstrom Development Rebates

Debt/Obligation Type:	Rebates
Principal:	1,867,280
Interest:	0

Total:	1,867,280
Annual Appropriation?:	No
Date Incurred:	10/08/2018
FY of Last Payment:	2033

KWWL Rebates

Debt/Obligation Type:	Rebates
Principal:	163,139
Interest:	0
Total:	163,139
Annual Appropriation?:	No
Date Incurred:	06/24/2013
FY of Last Payment:	2030

GBG LLC Rebates

Debt/Obligation Type:	Rebates
Principal:	255,750
Interest:	0
Total:	255,750
Annual Appropriation?:	No
Date Incurred:	11/05/2018
FY of Last Payment:	2029

Avita 2018 Expansion Rebates

Debt/Obligation Type:	Rebates
Principal:	34,488
Interest:	0
Total:	34,488
Annual Appropriation?:	No
Date Incurred:	01/03/2017
FY of Last Payment:	2025

Hartel Properties

Debt/Obligation Type:	Rebates
Principal:	7,822
Interest:	0
Total:	7,822
Annual Appropriation?:	No
Date Incurred:	10/07/2019
FY of Last Payment:	2025

Koelker Properties (Airline)

Debt/Obligation Type:	Rebates
Principal:	8,080
Interest:	0
Total:	8,080
Annual Appropriation?:	No
Date Incurred:	05/06/2019
FY of Last Payment:	2031

GO Bonds Fund 414 KWWL

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	95,000
Interest:	4,600
Total:	99,600

Annual Appropriation?:	No
Date Incurred:	06/24/2014
FY of Last Payment:	2024

GO Bonds Fund 419 GO Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	65,000
Interest:	8,250
Total:	73,250
Annual Appropriation?:	No
Date Incurred:	05/06/2019
FY of Last Payment:	2029

Paramount Investments

Debt/Obligation Type:	Rebates
Principal:	18,814
Interest:	0
Total:	18,814
Annual Appropriation?:	No
Date Incurred:	05/20/2020
FY of Last Payment:	2027

North Crossing Platting and Design

Debt/Obligation Type:	Internal Loans
Principal:	179,044
Interest:	0
Total:	179,044
Annual Appropriation?:	No
Date Incurred:	06/06/2020
FY of Last Payment:	2023

Demolition Costs

Debt/Obligation Type:	Internal Loans
Principal:	76,658
Interest:	0
Total:	76,658
Annual Appropriation?:	No
Date Incurred:	08/28/2020
FY of Last Payment:	2023

Logan Salaries

Debt/Obligation Type:	Internal Loans
Principal:	25,389
Interest:	0
Total:	25,389
Annual Appropriation?:	No
Date Incurred:	06/20/2023
FY of Last Payment:	2023

Logan Administrative Expenses

Debt/Obligation Type:	Internal Loans
Principal:	32,574
Interest:	0
Total:	32,574
Annual Appropriation?:	No

Date Incurred:	06/20/2023
FY of Last Payment:	2023

Professional Lawn Care Rebates

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	09/20/2018
FY of Last Payment:	2027

Midport Salaries

Debt/Obligation Type:	Internal Loans
Principal:	39,497
Interest:	0
Total:	39,497
Annual Appropriation?:	No
Date Incurred:	03/25/2021
FY of Last Payment:	2023

Midport Administrative Expenses

Debt/Obligation Type:	Internal Loans
Principal:	4,833
Interest:	0
Total:	4,833
Annual Appropriation?:	No
Date Incurred:	06/25/2021
FY of Last Payment:	2023

Leversee Road Development

Debt/Obligation Type:	Internal Loans
Principal:	120,461
Interest:	0
Total:	120,461
Annual Appropriation?:	No
Date Incurred:	06/22/2019
FY of Last Payment:	2023

Hyper Drive RISE Contract 1051

Debt/Obligation Type:	Internal Loans
Principal:	268,637
Interest:	0
Total:	268,637
Annual Appropriation?:	No
Date Incurred:	09/02/2021
FY of Last Payment:	2023

All- In Grocers Grant

Debt/Obligation Type:	Internal Loans
Principal:	136,983
Interest:	0
Total:	136,983
Annual Appropriation?:	No
Date Incurred:	04/24/2020

FY of Last Payment:	2023
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North Crossing land Purchase

Debt/Obligation Type:	Internal Loans
Principal:	1,000,000
Interest:	0
Total:	1,000,000
Annual Appropriation?:	No
Date Incurred:	06/06/2020
FY of Last Payment:	2023

Water Works Frontage Fee

Debt/Obligation Type:	Other Debt
Principal:	56,465
Interest:	0
Total:	56,465
Annual Appropriation?:	No
Date Incurred:	05/20/2023
FY of Last Payment:	2023

WBM Development Grant

Debt/Obligation Type:	Other Debt
Principal:	250,000
Interest:	0
Total:	250,000
Annual Appropriation?:	No
Date Incurred:	07/10/2022
FY of Last Payment:	2023

3 Stooges Dev Grant

Debt/Obligation Type:	Other Debt
Principal:	59,887
Interest:	0
Total:	59,887
Annual Appropriation?:	No
Date Incurred:	10/24/2022
FY of Last Payment:	2023

Mid American Electric Lines

Debt/Obligation Type:	Other Debt
Principal:	1,706,980
Interest:	0
Total:	1,706,980
Annual Appropriation?:	No
Date Incurred:	07/21/2021
FY of Last Payment:	2023

Chamberlin Expenses

Debt/Obligation Type:	Other Debt
Principal:	18,470
Interest:	0
Total:	18,470
Annual Appropriation?:	No
Date Incurred:	08/07/2022
FY of Last Payment:	2023

Hickory House Dev Grant

Debt/Obligation Type:	Other Debt
Principal:	183,276
Interest:	0
Total:	183,276
Annual Appropriation?:	No
Date Incurred:	02/20/2023
FY of Last Payment:	2023

Non-Rebates For EAST WATERLOO UNIFIED UR & REDEVELOPMENT AREA

TIF Expenditure Amount: 47,975
 Tied To Debt: GO Bonds Fund 414 KWWL
 Tied To Project: KWWL

TIF Expenditure Amount: 6,950
 Tied To Debt: GO Bonds Fund 419 GO Bonds
 Tied To Project: North Crossing (Logan Plaza)

TIF Expenditure Amount: 179,044
 Tied To Debt: North Crossing (Logan Plaza)
 Tied To Project: North Crossing (Logan Plaza)

TIF Expenditure Amount: 32,574
 Tied To Debt: Logan Administrative Expenses
 Tied To Project: Logan Salaries

TIF Expenditure Amount: 136,983
 Tied To Debt: All- In Grocers Grant
 Tied To Project: All- In Grocers Grant

TIF Expenditure Amount: 76,658
 Tied To Debt: Demolition Costs
 Tied To Project: North Crossing (Logan Plaza)

TIF Expenditure Amount: 25,389
 Tied To Debt: Logan Salaries
 Tied To Project: Logan Salaries

TIF Expenditure Amount: 1,000,000
 Tied To Debt: North Crossing land Purchase
 Tied To Project: North Crossing (Logan Plaza)

TIF Expenditure Amount: 120,461
 Tied To Debt: Leversee Road Development
 Tied To Project: Leversee Road Development

TIF Expenditure Amount: 56,465
 Tied To Debt: Water Works Frontage Fee
 Tied To Project: Water Works Front Footage

TIF Expenditure Amount: 268,637
 Tied To Debt: Hyper Drive RISE Contract 1051
 Tied To Project: Leversee Road Development

TIF Expenditure Amount: 250,000
 Tied To Debt: WBM Development Grant
 Tied To Project: WBM Dev Grant

TIF Expenditure Amount: 59,887
 Tied To Debt: 3 Stooges Dev Grant
 Tied To Project: 3 Stooges Development Grant

TIF Expenditure Amount: 39,497
 Tied To Debt: Midport Salaries
 Tied To Project: Midport Salaries

TIF Expenditure Amount:	4,833
Tied To Debt:	Midport Administrative Expenses
Tied To Project:	Midport Administrative Expenses

TIF Expenditure Amount:	18,470
Tied To Debt:	Chamberlin Expenses
Tied To Project:	Chamberlin Expenses

TIF Expenditure Amount:	183,276
Tied To Debt:	Hickory House Dev Grant
Tied To Project:	Hickory House Dev Grant

TIF Expenditure Amount:	1,706,980
Tied To Debt:	Mid American Electric Lines
Tied To Project:	Leversee Road Development

Rebates For EAST WATERLOO UNIFIED UR & REDEVELOPMENT AREA

2701 Midport Blvd

TIF Expenditure Amount:	504,572
Rebate Paid To:	ConAgra
Tied To Debt:	ConAgra Rebate
Tied To Project:	ConAgra Development Agreement
Projected Final FY of Rebate:	2038

511 E 5th Street

TIF Expenditure Amount:	13,519
Rebate Paid To:	Kwwl Television
Tied To Debt:	KWWL Rebates
Tied To Project:	KWWL
Projected Final FY of Rebate:	2028

2661 Geraldine

TIF Expenditure Amount:	18,458
Rebate Paid To:	Reese Properties(endavors)
Tied To Debt:	Endavors Rebates
Tied To Project:	Reese Properties(johnstone Supply)
Projected Final FY of Rebate:	2023

3022 Airport Bd

TIF Expenditure Amount:	734
Rebate Paid To:	PDCM No Steps
Tied To Debt:	PDCM(no steps) Rebates
Tied To Project:	PDCM (No Steps) Rebates
Projected Final FY of Rebate:	2023

2815 WCF&N

TIF Expenditure Amount:	32,836
Rebate Paid To:	Hydrite
Tied To Debt:	Hydrite Chemical Co Rebate
Tied To Project:	Hydrite Chemical Co Development Agreement
Projected Final FY of Rebate:	2024

419 E Donald

TIF Expenditure Amount:	9,316
Rebate Paid To:	Avita Expansion
Tied To Debt:	Avita 2018 Expansion Rebates
Tied To Project:	Avita Development Agreement
Projected Final FY of Rebate:	2025

2140 Logan Ave

TIF Expenditure Amount:	142,552
Rebate Paid To:	North Crossing

Tied To Debt:	North Crossing (Logan Plaza)
Tied To Project:	North Crossing (Logan Plaza)
Projected Final FY of Rebate:	2030

1631 Logan Ave

TIF Expenditure Amount:	41,610
Rebate Paid To:	GBG LLC
Tied To Debt:	GBG LLC Rebates
Tied To Project:	GBG LLC Rebates
Projected Final FY of Rebate:	2029

Logan

TIF Expenditure Amount:	2,062
Rebate Paid To:	Paramount Investments
Tied To Debt:	Paramount Investments
Tied To Project:	Paramount Investments Rebates
Projected Final FY of Rebate:	2027

Aline ALO Hangar

TIF Expenditure Amount:	26,972
Rebate Paid To:	Aline ALO Hangar
Tied To Debt:	A-Line ALO Rebates
Tied To Project:	A-Line ALO Rebates
Projected Final FY of Rebate:	2042

TIF Taxing District Data Collection

Local Government Name: WATERLOO (07G054)
 Urban Renewal Area: EAST WATERLOO UNIFIED UR & REDEVELOPMENT AREA (07045)
 TIF Taxing District Name: WATERLOO CITY/WATERLOO SCH/WATERLOO AIRPORT UR TIF INCR
 TIF Taxing District Inc. Number: 070164

TIF Taxing District Base Year: 1991
 FY TIF Revenue First Received: 2000
 Subject to a Statutory end date? No

UR Designation	
Slum	01/1995
Blighted	01/1995
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	7,326,180	38,088,100	0	0	45,414,280	0	45,414,280
Taxable	0	0	6,593,562	34,279,290	0	0	40,872,852	0	40,872,852
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	328,820	40,872,852	40,872,852	0	0

FY 2023 TIF Revenue Received: 3,551,342

TIF Taxing District Data Collection

Local Government Name: WATERLOO (07G054)
 Urban Renewal Area: EAST WATERLOO UNIFIED UR & REDEVELOPMENT AREA (07045)
 TIF Taxing District Name: WATERLOO CITY AG/WATERLOO SCH/WATERLOO AIRPORT UR TIF INCR
 TIF Taxing District Inc. Number: 070166

TIF Taxing District Base Year: 1991
 FY TIF Revenue First Received: 2000
 Subject to a Statutory end date? No

UR Designation	
Slum	01/1995
Blighted	01/1995
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	137,370	0	0	0	0	0	137,370	0	137,370
Taxable	122,317	0	0	0	0	0	122,317	0	122,317
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	20,440	116,930	116,930	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WATERLOO (07G054)
Urban Renewal Area:	EAST WATERLOO UNIFIED UR & REDEVELOPMENT AREA (07045)
TIF Taxing District Name:	WATERLOO CITY/WATERLOO SCH/WATERLOO LOGAN UR TIF INCR
TIF Taxing District Inc. Number:	070236
TIF Taxing District Base Year:	2003
FY TIF Revenue First Received:	2007
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	01/2004
Economic Development	01/2004

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	675,640	20,083,770	0	0	0	20,759,410	0	20,759,410
Taxable	0	365,724	18,075,393	0	0	0	18,441,117	0	18,441,117
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	4,109,550	16,649,860	16,649,860	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WATERLOO (07G054)
Urban Renewal Area:	EAST WATERLOO UNIFIED UR & REDEVELOPMENT AREA (07045)
TIF Taxing District Name:	WATERLOO CITY AG/WATERLOO SCH/WATERLOO LOGAN UR TIF INCR
TIF Taxing District Inc. Number:	070238
TIF Taxing District Base Year:	2003
FY TIF Revenue First Received:	2011
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	01/2004
Economic Development	01/2004

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	28,910	0	0	0	0	0	28,910	0	28,910
Taxable	25,742	0	0	0	0	0	25,742	0	25,742
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	14,030	14,880	14,880	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WATERLOO (07G054)
Urban Renewal Area:	EAST WATERLOO UNIFIED UR & REDEVELOPMENT AREA (07045)
TIF Taxing District Name:	WATERLOO CITY/WATERLOO SCH/WATERLOO AIRPORT AMD 1 INCR
TIF Taxing District Inc. Number:	070254
TIF Taxing District Base Year:	2004
FY TIF Revenue First Received:	2007
Subject to a Statutory end date?	No

UR Designation	
Slum	12/2004
Blighted	12/2004
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	12,321,210	45,347,078	41,919,600	0	-53,588	100,341,832	0	100,341,832
Taxable	0	6,669,490	40,812,370	37,727,640	0	-53,588	85,670,713	0	85,670,713
Homestead Credits									89

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	66,113,337	34,282,083	34,282,083	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WATERLOO (07G054)
Urban Renewal Area:	EAST WATERLOO UNIFIED UR & REDEVELOPMENT AREA (07045)
TIF Taxing District Name:	WATERLOO CITY AG/WATERLOO SCH/WATERLOO AIRPORT AMD 1 INCR
TIF Taxing District Inc. Number:	070256
TIF Taxing District Base Year:	2004
FY TIF Revenue First Received:	2011
Subject to a Statutory end date?	No

UR Designation	
Slum	12/2004
Blighted	12/2004
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	393,020	0	0	0	0	0	393,020	0	393,020
Taxable	349,950	0	0	0	0	0	349,950	0	349,950
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	412,493	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WATERLOO (07G054)
Urban Renewal Area:	EAST WATERLOO UNIFIED UR & REDEVELOPMENT AREA (07045)
TIF Taxing District Name:	WATERLOO CITY/WATERLOO SCH WATERLOO LOGAN UR TIF AMD1 INCR
TIF Taxing District Inc. Number:	070318
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	102,050,910	22,118,660	987,490	0	-212,346	126,289,444	0	126,289,444
Taxable	0	55,240,544	19,906,794	888,741	0	-212,346	76,681,004	0	76,681,004
Homestead Credits									873

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	112,689,800	13,811,990	13,811,990	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	WATERLOO (07G054)
Urban Renewal Area:	EAST WATERLOO UNIFIED UR & REDEVELOPMENT AREA (07045)
TIF Taxing District Name:	WATERLOO CITY AG/WATERLOO SCH WATERLOO LOGAN UR TIF AMD1 INCR
TIF Taxing District Inc. Number:	070320
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	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:	WATERLOO (07G054)
Urban Renewal Area:	EAST WATERLOO UNIFIED UR & REDEVELOPMENT AREA (07045)
TIF Taxing District Name:	WATERLOO CITY/WATERLOO SCH/EAST WATERLOO UNIFIED UR TIF INCR
TIF Taxing District Inc. Number:	070328
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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	12,436,880	5,264,551	932,700	0	-27,780	18,673,780	0	18,673,780
Taxable	0	6,732,121	4,738,096	839,430	0	-27,780	12,324,853	0	12,324,853
Homestead Credits									103

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	20,125,990	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: WATERLOO (07G054)
 Urban Renewal Area: WATERLOO SCHOITZ URBAN RENEWAL
 UR Area Number: 07050

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
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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
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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:	916
Returned to County Treasurer:	0
Total Expenditures:	916

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:	-916	0	Amount of 06-30-2023 Cash Balance Restricted for LMI
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Projects For WATERLOO SCHOITZ URBAN RENEWAL

Administrative Expenses

Description:	Administrative Expenses
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

C-10 Investments

Description:	Rebates for Construction of new buildings in area
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For WATERLOO SCHOITZ URBAN RENEWAL

Administrative Expenses

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	06/20/2023
FY of Last Payment:	2023

C-10 Investments Rebates

Debt/Obligation Type:	Rebates
Principal:	119,114
Interest:	0
Total:	119,114
Annual Appropriation?:	Yes
Date Incurred:	10/18/2021
FY of Last Payment:	2033

Non-Rebates For WATERLOO SCHOITZ URBAN RENEWAL

TIF Expenditure Amount:	916
Tied To Debt:	Administrative Expenses
Tied To Project:	Administrative Expenses