

# Annual Urban Renewal Report, Fiscal Year 2022 - 2023

## Levy Authority Summary

Local Government Name: EPWORTH  
Local Government Number: 31G291

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
EPWORTH UR 1	31044	4
EPWORTH UR 2 URBAN RENEWAL	31053	3

**TIF Debt Outstanding: 1,766,313**

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:</b>	<b>36,969</b>	<b>13,743</b>	<b>Amount of 07-01-2022 Cash Balance Restricted for LMI</b>
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TIF Revenue:	404,600		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
<b>Total Revenue:</b>	<b>404,600</b>		

Rebate Expenditures:	12,000		
Non-Rebate Expenditures:	377,684		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>389,684</b>		

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:</b>	<b>51,885</b>	<b>23,696</b>	<b>Amount of 06-30-2023 Cash Balance Restricted for LMI</b>
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**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance: 1,324,744**

# ♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

## Urban Renewal Area Data Collection

Local Government Name: EPWORTH (31G291)  
 Urban Renewal Area: EPWORTH UR 1  
 UR Area Number: 31044

UR Area Creation Date: 01/2011

UR Area Purpose: The purpose is to facilitate the use of tax increment financing in connection with the promotion of business activity and economic development in UR Area, including direct assistance to private enterprise and provision of necessary public infrastructure improvements, including the improvement of Bierman Rd.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
EPWORTH CITY/WESTERN DBQ SCH/UR67 INCREMENT	310367	310368	13,292,156
EPWORTH CITY AG/WESTERN DBQ SCH/UR67 INCREMENT	310369	310370	47,891
TAYLOR TWP/WESTERN DBQ SCH/EPWORTH FIRE/EPWORTH UR 67 INCREMENT	310371	310372	0
TAYLOR TWP/WESTERN DBQ SCH/EPWORTH FIRE/UR 96 INCREMENT	310485	310486	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	60,490	22,502,410	1,211,035	0	0	-11,112	23,814,197	0	23,814,197
Taxable	53,862	12,180,585	1,089,932	0	0	-11,112	13,346,018	0	13,346,018
Homestead Credits									63

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:** 22,491 0 **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 319,937  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 319,937**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 325,368  
 Returned to County Treasurer: 0  
**Total Expenditures: 325,368**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:** 17,060 0 **Amount of 06-30-2023 Cash Balance Restricted for LMI**

## Projects For EPWORTH UR 1

### Wastewater Facility

Description:	infrastructure improvements
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For EPWORTH UR 1

### 2011 Street Improvement

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	04/13/2011
FY of Last Payment:	2018

### Wastewater Treatment Facility

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	997,000
Interest:	172,762
Total:	1,169,762
Annual Appropriation?:	No
Date Incurred:	05/26/2017
FY of Last Payment:	2034

Non-Rebates For EPWORTH UR 1

TIF Expenditure Amount:	325,368
Tied To Debt:	Wastewater Treatment Facitlity
Tied To Project:	Wastewater Facility

## ♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

### TIF Taxing District Data Collection

Local Government Name: EPWORTH (31G291)  
 Urban Renewal Area: EPWORTH UR 1 (31044)  
 TIF Taxing District Name: EPWORTH CITY/WESTERN DBQ SCH/UR67 INCREMENT  
 TIF Taxing District Inc. Number: 310368  
 TIF Taxing District Base Year: 2010  
 FY TIF Revenue First Received: 2013  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District  
 statutorily ends: 2033

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2011

### 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	22,502,410	1,211,035	0	0	-11,112	23,753,707	0	23,753,707
Taxable	0	12,180,585	1,089,932	0	0	-11,112	13,292,156	0	13,292,156
Homestead Credits									63

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	2,638,944	13,292,156	13,292,156	0	0

FY 2023 TIF Revenue Received: 319,032

### TIF Taxing District Data Collection

Local Government Name: EPWORTH (31G291)  
 Urban Renewal Area: EPWORTH UR 1 (31044)  
 TIF Taxing District Name: EPWORTH CITY AG/WESTERN DBQ SCH/UR67 INCREMENT  
 TIF Taxing District Inc. Number: 310370  
 TIF Taxing District Base Year: 2010  
 FY TIF Revenue First Received: 2013  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District  
 statutorily ends: 2033

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2011

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	54,400	0	0	0	0	0	54,400	0	54,400
Taxable	48,439	0	0	0	0	0	48,439	0	48,439
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	6,509	47,891	47,891	0	0

FY 2023 TIF Revenue Received: 905

## ♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

### TIF Taxing District Data Collection

Local Government Name: EPWORTH (31G291)  
 Urban Renewal Area: EPWORTH UR 1 (31044)  
 TIF Taxing District Name: TAYLOR TWP/WESTERN DBQ SCH/EPWORTH FIRE/EPWORTH UR 67 INCREMENT  
 TIF Taxing District Inc. Number: 310372  
 TIF Taxing District Base Year: 2010  
 FY TIF Revenue First Received: 2013  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2033

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2011

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	6,090	0	0	0	0	0	6,090	0	6,090
Taxable	5,423	0	0	0	0	0	5,423	0	5,423
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	7,150	0	0	0	0

FY 2023 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: EPWORTH (31G291)  
 Urban Renewal Area: EPWORTH UR 1 (31044)  
 TIF Taxing District Name: TAYLOR TWP/WESTERN DBQ SCH/EPWORTH FIRE/UR 96 INCREMENT  
 TIF Taxing District Inc. Number: 310486  
 TIF Taxing District Base Year: 2013  
 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

**Urban Renewal Area Data Collection**

Local Government Name: EPWORTH (31G291)  
 Urban Renewal Area: EPWORTH UR 2 URBAN RENEWAL  
 UR Area Number: 31053

UR Area Creation Date: 07/2017

UR Area Purpose: To stimulate private investment in residential development and to help finance the cost of streets, water, sanitary sewer, storm sewer, or other public improvements in support of new residential development.

<b>Tax Districts within this Urban Renewal Area</b>	<b>Base No.</b>	<b>Increment No.</b>	<b>Increment Value Used</b>
EPWORTH CITY/WESTERN DBQ SCH/UR 124 INCREMENT	310575	310576	3,554,252
EPWORTH CITY AG/WESTERN DBQ SCH/UR 124 INCREMENT	310577	310578	0
TAYLOR TWP/WESTERN DBQ SCH/UR 124 INCREMENT	310579	310580	0

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

	<b>Agricultural</b>	<b>Residential</b>	<b>Commercial</b>	<b>Industrial</b>	<b>Other</b>	<b>Military</b>	<b>Total</b>	<b>Gas/Electric Utility</b>	<b>Total</b>
Assessed	0	6,569,530	0	0	0	-1,852	6,567,678	0	6,567,678
Taxable	0	3,556,104	0	0	0	-1,852	3,554,252	0	3,554,252
Homestead Credits									11

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:** **14,478** **13,743** **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 84,663  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 84,663**

Rebate Expenditures: 12,000  
 Non-Rebate Expenditures: 52,316  
 Returned to County Treasurer: 0  
**Total Expenditures: 64,316**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:** **34,825** **23,696** **Amount of 06-30-2023 Cash Balance Restricted for LMI**



## Projects For EPWORTH UR 2 URBAN RENEWAL

### SW Area Water & Sewer

Description:	Water & Sewer Extensions
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### UR#2 Admin

Description:	Admin & Legal
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

### Developer Rebates

Description:	Developer Rebates
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Bobcat Road Improvements

Description:	Bobcat Road
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### LMI Related Projects

Description:	LMI related projects
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For EPWORTH UR 2 URBAN RENEWAL

### SW EXTENSION LOAN

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	493,000
Interest:	103,551
Total:	596,551
Annual Appropriation?:	No
Date Incurred:	12/12/2018
FY of Last Payment:	2032

### UR #2 Admin

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	12/12/2017
FY of Last Payment:	2022

### LMI Requirement

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	07/01/2020
FY of Last Payment:	2032

### Developer Rebates

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	08/09/2017
FY of Last Payment:	2027

### Bobcat Road Improvements

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	02/27/2019
FY of Last Payment:	2031

**Non-Rebates For EPWORTH UR 2 URBAN RENEWAL**

TIF Expenditure Amount:	45,941
Tied To Debt:	SW EXTENSION LOAN
Tied To Project:	SW Area Water & Sewer

TIF Expenditure Amount:	0
Tied To Debt:	UR #2 Admin
Tied To Project:	UR#2 Admin

TIF Expenditure Amount:	6,375
Tied To Debt:	LMI Requirement
Tied To Project:	LMI Related Projects

# Rebates For EPWORTH UR 2 URBAN RENEWAL

## Fox Ridge #1

TIF Expenditure Amount:	12,000
Rebate Paid To:	Rausch Construction
Tied To Debt:	UR #2 Admin
Tied To Project:	Developer Rebates
Projected Final FY of Rebate:	2027

## Income Housing For EPWORTH UR 2 URBAN RENEWAL

Amount of FY 2023 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	57,941
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Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	0
Grants, credits or other direct assistance to low and moderate income families:	6,375
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	0
Other low and moderate income housing assistance:	0

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## TIF Taxing District Data Collection

Local Government Name: EPWORTH (31G291)  
 Urban Renewal Area: EPWORTH UR 2 URBAN RENEWAL (31053)  
 TIF Taxing District Name: EPWORTH CITY/WESTERN DBQ SCH/UR 124 INCREMENT  
 TIF Taxing District Inc. Number: 310576  
 TIF Taxing District Base Year: 2017  
 FY TIF Revenue First Received: 2021  
 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	6,569,530	0	0	0	-1,852	6,567,678	0	6,567,678
Taxable	0	3,556,104	0	0	0	-1,852	3,554,252	0	3,554,252
Homestead Credits									11

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	0	3,554,252	3,554,252	0	0

FY 2023 TIF Revenue Received: 84,663

## TIF Taxing District Data Collection

Local Government Name: EPWORTH (31G291)  
 Urban Renewal Area: EPWORTH UR 2 URBAN RENEWAL (31053)  
 TIF Taxing District Name: EPWORTH CITY AG/WESTERN DBQ SCH/UR 124 INCREMENT  
 TIF Taxing District Inc. Number: 310578  
 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	66,478	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: EPWORTH (31G291)

Urban Renewal Area: EPWORTH UR 2 URBAN RENEWAL (31053)

TIF Taxing District Name: TAYLOR TWP/WESTERN DBQ SCH/UR 124 INCREMENT

TIF Taxing District Inc. Number: 310580

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

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	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