

# Annual Urban Renewal Report, Fiscal Year 2022 - 2023

## Levy Authority Summary

Local Government Name: KEOKUK  
Local Government Number: 56G533

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

**TIF Debt Outstanding:** 12,394,177

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:** -153,632      0      **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 0  
TIF Sp. Revenue Fund Interest: 1,130,407  
Property Tax Replacement Claims 0  
Asset Sales & Loan Repayments: 0  
**Total Revenue:** 1,130,407

Rebate Expenditures: 0  
Non-Rebate Expenditures: 1,124,362  
Returned to County Treasurer: 0  
**Total Expenditures:** 1,124,362

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:** -147,587      0      **Amount of 06-30-2023 Cash Balance Restricted for LMI**

**Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance:** 11,417,402

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

## Urban Renewal Area Data Collection

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

UR Area Creation Date:

UR Area Purpose:

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
KEOKUK CITY/KEOKUK SCH/KEOKUK SENIOR LOFTS UR TIF INCREMENT	560147	560148	0

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,106,200	0	0	0	1,106,200	0	1,106,200
Taxable	0	0	995,580	0	0	0	995,580	0	995,580
Homestead Credits									0

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

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

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

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

TIF Taxing District Data Collection

Local Government Name:	KEOKUK (56G533)
Urban Renewal Area:	KEOKUK SENIOR LOFTS UR (56147)
TIF Taxing District Name:	KEOKUK CITY/KEOKUK SCH/KEOKUK SENIOR LOFTS UR TIF INCREMENT
TIF Taxing District Inc. Number:	560148
TIF Taxing District Base Year:	2017
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,106,200	0	0	0	1,106,200	0	1,106,200
Taxable	0	0	995,580	0	0	0	995,580	0	995,580
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	1,330,370	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: KEOKUK (56G533)  
 Urban Renewal Area: AMENDED TWIN RIVER UR  
 UR Area Number: 56301

UR Area Creation Date: 07/1990

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
KEOKUK CITY/KEOKUK SCH/TWIN RIVER UR TIF INCREMENT	560067	560068	23,785,311
KEOKUK CITY AG/KEOKUK SCH/TWIN RIVER UR TIF INCREMENT	560069	560070	0
KEOKUK CITY/KEOKUK SCH/KEOKUK SR HOUSING UR TIF INCREMENT	560111	560112	805,688
KEOKUK CITY/KEOKUK SCH/DOWNTOWN KEOKUK UR TIF INCREMENT	560117	560118	156,898
KEOKUK CTIY/KEOKUK SCH/NORTH MAIN STR KEOKUK UR INCREMENT	560141	560142	5,993,451
KEOKUK CITY/KEOKUK SCH/2020 PARCEL AMENDMENT TIF INCREM	560151	560152	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	2,044,290	7,808,510	33,969,570	0	-14,816	43,807,554	0	43,807,554
Taxable	0	1,106,578	7,027,659	30,572,613	0	-14,816	38,692,034	0	38,692,034
Homestead Credits									24

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:** -153,632      0      **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 0  
 TIF Sp. Revenue Fund Interest: 1,130,407  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 1,130,407**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 1,124,362  
 Returned to County Treasurer: 0  
**Total Expenditures: 1,124,362**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:** -147,587      0      **Amount of 06-30-2023 Cash Balance Restricted for LMI**

## Projects For AMENDED TWIN RIVER UR

### Aquatic Center

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

### Waste Water Treatment Plant and Sewer Improvements

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

### 2009-2010 Street Projects

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

### 2010 Streets and Refunding

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

### Grand Avenue Street Project

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

### Administrative Expenses

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

### Economic Development

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

### Historic Eagles Building

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

Physically Complete:	Yes
Payments Complete:	Yes

**SE IA Development Center**

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

## Debts/Obligations For AMENDED TWIN RIVER UR

### 2016A GO Issue Refunding

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,725,000
Interest:	171,485
Total:	1,896,485
Annual Appropriation?:	No
Date Incurred:	06/16/2016
FY of Last Payment:	2030

### 2016B GO Issue Refunding

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,625,000
Interest:	234,815
Total:	2,859,815
Annual Appropriation?:	No
Date Incurred:	06/16/2016
FY of Last Payment:	2029

### Administrative Expenses

Debt/Obligation Type:	Other Debt
Principal:	195,665
Interest:	0
Total:	195,665
Annual Appropriation?:	Yes
Date Incurred:	07/01/2016
FY of Last Payment:	2022

### 2019A GO Issue

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,800,000
Interest:	94,312
Total:	1,894,312
Annual Appropriation?:	No
Date Incurred:	05/16/2019
FY of Last Payment:	2038

### 2020 GO Refunding

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	4,975,000
Interest:	572,900
Total:	5,547,900
Annual Appropriation?:	No
Date Incurred:	03/11/2020
FY of Last Payment:	2033

## Non-Rebates For AMENDED TWIN RIVER UR

TIF Expenditure Amount:	60,900
Tied To Debt:	Administrative Expenses
Tied To Project:	Administrative Expenses
TIF Expenditure Amount:	188,463
Tied To Debt:	2016A GO Issue Refunding
Tied To Project:	2009-2010 Street Projects
TIF Expenditure Amount:	406,340
Tied To Debt:	2016B GO Issue Refunding
Tied To Project:	2010 Streets and Refunding
TIF Expenditure Amount:	294,555
Tied To Debt:	2020 GO Refunding
Tied To Project:	2010 Streets and Refunding
TIF Expenditure Amount:	69,617
Tied To Debt:	2019A GO Issue
Tied To Project:	SE IA Development Center
TIF Expenditure Amount:	104,487
Tied To Debt:	Administrative Expenses
Tied To Project:	SE IA Development Center



## Rebates For AMENDED TWIN RIVER UR

### Historic Eagles Building

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

**TIF Taxing District Data Collection**

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

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

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	303,480	589,070	33,969,570	0	-3,704	34,858,416	0	34,858,416
Taxable	0	164,275	530,163	30,572,613	0	-3,704	31,263,347	0	31,263,347
Homestead Credits									6

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	11,076,809	23,785,311	23,785,311	0	0

FY 2023 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name:	KEOKUK (56G533)
Urban Renewal Area:	AMENDED TWIN RIVER UR (56301)
TIF Taxing District Name:	KEOKUK CITY AG/KEOKUK SCH/TWIN RIVER UR TIF INCREMENT
TIF Taxing District Inc. Number:	560070
TIF Taxing District Base Year:	1989
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

**TIF Taxing District Value by Class - 1/1/2021 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	9,590	0	0	0	0

FY 2023 TIF Revenue Received: 0

### TIF Taxing District Data Collection

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

	UR Designation
Slum	No
Blighted	08/2000
Economic Development	No

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,740,810	288,950	0	0	-11,112	2,018,648	0	2,018,648
Taxable	0	942,303	260,055	0	0	-11,112	1,191,246	0	1,191,246
Homestead Credits									18

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	1,224,072	805,688	805,688	0	0

FY 2023 TIF Revenue Received: 0

### TIF Taxing District Data Collection

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

	UR Designation
Slum	No
Blighted	No
Economic Development	01/2001

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	271,100	0	0	0	271,100	0	271,100
Taxable	0	0	243,990	0	0	0	243,990	0	243,990
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	114,202	156,898	156,898	0	0

FY 2023 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name:	KEOKUK (56G533)
Urban Renewal Area:	AMENDED TWIN RIVER UR (56301)
TIF Taxing District Name:	KEOKUK CTIY/KEOKUK SCH/NORTH MAIN STR KEOKUK UR INCREMENT
TIF Taxing District Inc. Number:	560142
TIF Taxing District Base Year:	2003
FY TIF Revenue First Received:	0
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	6,659,390	0	0	0	6,659,390	0	6,659,390
Taxable	0	0	5,993,451	0	0	0	5,993,451	0	5,993,451
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	167,400	5,993,451	5,993,451	0	0

FY 2023 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name:	KEOKUK (56G533)
Urban Renewal Area:	AMENDED TWIN RIVER UR (56301)
TIF Taxing District Name:	KEOKUK CITY/KEOKUK SCH/2020 PARCEL AMENDMENT TIF INCREM
TIF Taxing District Inc. Number:	560152
TIF Taxing District Base Year:	2019
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

**TIF Taxing District Value by Class - 1/1/2021 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