

# Annual Urban Renewal Report, Fiscal Year 2022 - 2023

## Levy Authority Summary

Local Government Name: ELDRIDGE  
Local Government Number: 82G776

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
ELDRIDGE AMENDED UNIFIED URBAN RENEWAL AREA	82025	4

**TIF Debt Outstanding: 18,042,011**

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:</b>	<b>-23,633</b>	<b>0</b>	<b>Amount of 07-01-2022 Cash Balance Restricted for LMI</b>
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TIF Revenue:	963,622
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>963,622</b>

Rebate Expenditures:	124,482
Non-Rebate Expenditures:	825,492
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>949,974</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:</b>	<b>-9,985</b>	<b>0</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: 17,102,022**

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

## Urban Renewal Area Data Collection

Local Government Name: ELDRIDGE (82G776)  
 Urban Renewal Area: ELDRIDGE AMENDED UNIFIED URBAN RENEWAL AREA  
 UR Area Number: 82025

UR Area Creation Date: 12/1994

UR Area Purpose: To contribute to a diversified, well-balanced local economy by creating job opportunities and strengthening the property tax base and to encourage commercial and industrial growth and expansion through local, state and federal incentives.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
ELDRIDGE CITY/NORTH SCOTT SCH/LECLAIRE ROAD UR TIF INCREMENT	820181	820180	42,493,556
ELDRIDGE CITY AG/ NORTH SCOTT SCH/LECLAIRE ROAD UR TIF INCREMENT	820182	820183	0
ELDRIDGE CITY/NORTH SCOTT SCH/ BLACKHAWK TRAIL UR TIF INCREMENT	820238	820239	0
ELDRIDGE CITY AG/ NORTH SCOTT SCH/ BLACKHAWK TRAIL UR TIF INCREMENT	820240	820241	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	76,138,490	57,655,272	2,309,110	0	-87,044	144,978,236	0	144,978,236
Taxable	0	41,213,940	51,889,744	2,078,199	0	-87,044	100,808,374	0	100,808,374
Homestead Credits									286

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:** -23,633      0      **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 963,622  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 963,622**

Rebate Expenditures: 124,482  
 Non-Rebate Expenditures: 825,492  
 Returned to County Treasurer: 0  
**Total Expenditures: 949,974**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:** -9,985      0      **Amount of 06-30-2023 Cash Balance Restricted for LMI**

## Projects For ELDRIDGE AMENDED UNIFIED URBAN RENEWAL AREA

### South Slope Trans & Treat Planning

Description:	Abandon Lagoon WWTP and transport waste to expanded South Slope WWTP
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	No

### Lewis Machine and Tool

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

### South First Street Trail

Description:	Trail on South First from Iowa to Blackhawk Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	Yes
Payments Complete:	Yes

### 1st and LeClaire Road Intersection

Description:	1st and LeClaire Road Intersection
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For ELDRIDGE AMENDED UNIFIED URBAN RENEWAL AREA

### South Slope Trans & Treat Planning

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	6,079,000
Interest:	338,076
Total:	6,417,076
Annual Appropriation?:	Yes
Date Incurred:	11/20/2017
FY of Last Payment:	2032

### Lewis Machine and Tool

Debt/Obligation Type:	Rebates
Principal:	1,064,946
Interest:	0
Total:	1,064,946
Annual Appropriation?:	Yes
Date Incurred:	08/24/2017
FY of Last Payment:	2030

### South 1st Street Trail

Debt/Obligation Type:	Internal Loans
Principal:	361,464
Interest:	0
Total:	361,464
Annual Appropriation?:	Yes
Date Incurred:	08/01/2017
FY of Last Payment:	2023

### 1st and LeClaire Road Intersection

Debt/Obligation Type:	Internal Loans
Principal:	2,700,000
Interest:	0
Total:	2,700,000
Annual Appropriation?:	Yes
Date Incurred:	03/03/2020
FY of Last Payment:	2026

### YMCA

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	5,985,000
Interest:	1,513,525
Total:	7,498,525
Annual Appropriation?:	Yes
Date Incurred:	06/29/2021
FY of Last Payment:	2041

**Non-Rebates For ELDRIDGE AMENDED UNIFIED URBAN RENEWAL AREA**

TIF Expenditure Amount:	644,760
Tied To Debt:	South Slope Trans & Treat Planning
Tied To Project:	South Slope Trans & Treat Planning
TIF Expenditure Amount:	180,732
Tied To Debt:	South 1st Street Trail
Tied To Project:	South First Street Trail

**Rebates For ELDRIDGE AMENDED UNIFIED URBAN RENEWAL AREA**

**LMT**

TIF Expenditure Amount:	124,482
Rebate Paid To:	TBTG
Tied To Debt:	Lewis Machine and Tool
Tied To Project:	Lewis Machine and Tool
Projected Final FY of Rebate:	2030

## **Jobs For ELDRIDGE AMENDED UNIFIED URBAN RENEWAL AREA**

Project:	Lewis Machine and Tool
Company Name:	Lewis Machine and Tool
Date Agreement Began:	01/12/2018
Date Agreement Ends:	06/30/2030
Number of Jobs Created or Retained:	178
Total Annual Wages of Required Jobs:	6,935,107
Total Estimated Private Capital Investment:	6,000,000
Total Estimated Cost of Public Infrastructure:	0

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The Blackhawk Trail and LeClaire Road Urban Renewal Areas were unified into one district in June 2012.

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



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

### TIF Taxing District Data Collection

Local Government Name:	ELDRIDGE (82G776)
Urban Renewal Area:	ELDRIDGE AMENDED UNIFIED URBAN RENEWAL AREA (82025)
TIF Taxing District Name:	ELDRIDGE CITY/NORTH SCOTT SCH/LECLAIRE ROAD UR TIF INCREMENT
TIF Taxing District Inc. Number:	820180
TIF Taxing District Base Year:	1993
FY TIF Revenue First Received:	1995
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	10/1993

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	76,138,490	57,655,272	2,309,110	0	-87,044	144,978,236	0	144,978,236
Taxable	0	41,213,940	51,889,744	2,078,199	0	-87,044	100,808,374	0	100,808,374
Homestead Credits									286

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	11,293,390	100,808,374	42,493,556	58,314,818	1,323,503

FY 2023 TIF Revenue Received: 963,622

### TIF Taxing District Data Collection

Local Government Name:	ELDRIDGE (82G776)
Urban Renewal Area:	ELDRIDGE AMENDED UNIFIED URBAN RENEWAL AREA (82025)
TIF Taxing District Name:	ELDRIDGE CITY AG/ NORTH SCOTT SCH/LECLAIRE ROAD UR TIF INCREMENT
TIF Taxing District Inc. Number:	820183
TIF Taxing District Base Year:	1993
FY TIF Revenue First Received:	1995
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	10/1993

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

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	586,250	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: ELDRIDGE (82G776)  
 Urban Renewal Area: ELDRIDGE AMENDED UNIFIED URBAN RENEWAL AREA (82025)  
 TIF Taxing District Name: ELDRIDGE CITY/NORTH SCOTT SCH/ BLACKHAWK TRAIL UR TIF  
 INCREMENT  
 TIF Taxing District Inc. Number: 820239  
 TIF Taxing District Base Year: 1992  
 FY TIF Revenue First Received: 1997  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1994

### 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	6,659,098	0	0	0	0

FY 2023 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: ELDRIDGE (82G776)  
 Urban Renewal Area: ELDRIDGE AMENDED UNIFIED URBAN RENEWAL AREA (82025)  
 TIF Taxing District Name: ELDRIDGE CITY AG/ NORTH SCOTT SCH/ BLACKHAWK TRAIL UR TIF  
 INCREMENT  
 TIF Taxing District Inc. Number: 820241  
 TIF Taxing District Base Year: 1992  
 FY TIF Revenue First Received: 1997  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1994

### 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	533,883	0	0	0	0

FY 2023 TIF Revenue Received: 0