

Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Levy Authority Summary

Local Government Name: ROCK VALLEY
Local Government Number: 84G809

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
ROCK VALLEY URBAN RENEWAL	84009	2
ROCK VALLEY WESTVIEW URBAN RENEWAL	84043	1
ROCK VALLEY ROCK RIDGE URBAN RENEWAL	84064	1

TIF Debt Outstanding: 5,405,007

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: 653,425
Non-Rebate Expenditures: 1,608,304
Returned to County Treasurer: 0
Total Expenditures: 2,261,729

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: -2,261,729 0 **Amount of 06-30-2023 Cash Balance Restricted for LMI**

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 5,405,007

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Urban Renewal Area Data Collection

Local Government Name: ROCK VALLEY (84G809)
 Urban Renewal Area: ROCK VALLEY URBAN RENEWAL
 UR Area Number: 84009

UR Area Creation Date: 11/1989

UR Area Purpose: To stimulate, through public involvement and commitment, private investments in development and the creation of a sound economic base that will serve as the foundation for future growth and development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
ROCK VALLEY CITY/ROCK VALLEY SCH/UR/121 INCREM	840102	840103	48,803,992
ROCK VALLEY CITY/ROCK VALLEY SCH/RV UR AMDT 4/121-C INCREM	840451	840452	491,010

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	35,465,600	26,390,780	4,894,690	0	-37,040	70,084,260	0	70,084,260
Taxable	0	19,197,601	23,751,702	4,405,221	0	-37,040	49,466,008	0	49,466,008
Homestead Credits									154

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:	397,690
Non-Rebate Expenditures:	1,466,196
Returned to County Treasurer:	0
Total Expenditures:	1,863,886

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: -1,863,886 0 **Amount of 06-30-2023 Cash Balance Restricted for LMI**

Projects For ROCK VALLEY URBAN RENEWAL

Hi Way Chevy

Description:	New Showroom and Offices Rebate
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	Yes

Valley Machining

Description:	Addition to Factory Rebate
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

East Side Water Main

Description:	Water main for booster and water tower
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Waste Water Treatment Plant

Description:	New waste water treatment plant
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	No

Highway 18/Main Street

Description:	Widening Highway 18 & Controlled Intersection
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

10th Ave. Paving & Utilities

Description:	New street & storm sewer
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Community Oil Complex (#2)

Description:	New facilities at new location
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

Sam Koth RV Dental

Description:	Tif Incentive for Dental Office
Classification:	Commercial-Medical
Physically Complete:	Yes
Payments Complete:	No

Rock Valley Tractor Parts

Description:	Consolidation, Addition, New facility
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	No

VB&VV/ROCK RIVER RENTALS

Description:	TIF incentive for remodel
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

Traffic Control Hwy 18 & Flood Mitigation

Description:	Traffic Control & Flood Mitigation
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Rock Ridge Rd./14th St./Main St./ 10th Ave

Description:	Road Repair/Extension/Traffic Controls
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Project Youth Daycare

Description:	TIF Incentive for new Daycare Project
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Rock Ridge Road/14th St East

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

Debts/Obligations For ROCK VALLEY URBAN RENEWAL

Hi Way Chevy

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	05/23/2013
FY of Last Payment:	2023

Valley Machining

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/20/2013
FY of Last Payment:	2023

2009 Water SRF Bonds

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	504,000
Interest:	54,630
Total:	558,630
Annual Appropriation?:	No
Date Incurred:	12/22/2008
FY of Last Payment:	2029

2009 Sewer SRF Bonds

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	1,670,000
Interest:	120,663
Total:	1,790,663
Annual Appropriation?:	No
Date Incurred:	12/22/2008
FY of Last Payment:	2030

2010 Series Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/23/2010
FY of Last Payment:	2020

2013 Series Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0

Total:	0
Annual Appropriation?:	No
Date Incurred:	07/30/2013
FY of Last Payment:	2023

Community Oil (#2)

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	02/06/2014
FY of Last Payment:	2020

2014 Series Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	214,133
Interest:	888
Total:	215,021
Annual Appropriation?:	No
Date Incurred:	07/30/2014
FY of Last Payment:	2024

2015 Series Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	54,916
Interest:	3,687
Total:	58,603
Annual Appropriation?:	No
Date Incurred:	06/15/2015
FY of Last Payment:	2025

2017 Sewer SRF Bond

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	260,000
Interest:	24,349
Total:	284,349
Annual Appropriation?:	No
Date Incurred:	03/01/2017
FY of Last Payment:	2036

Sam Koth

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/01/2016
FY of Last Payment:	2026

Rock Valley Tractor Parts

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

Annual Appropriation?:	No
Date Incurred:	05/01/2019
FY of Last Payment:	2028

VB&VV/Rock River Rentals

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	12/05/2019
FY of Last Payment:	2028

2019 Series Bond

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	35,000
Interest:	43,110
Total:	78,110
Annual Appropriation?:	No
Date Incurred:	07/30/2019
FY of Last Payment:	2029

2020 Series Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,025,000
Interest:	9,062
Total:	1,034,062
Annual Appropriation?:	No
Date Incurred:	09/01/2020
FY of Last Payment:	2030

Project Youth Daycare

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	05/15/2021
FY of Last Payment:	2032

2021 Series Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	870,000
Interest:	172,883
Total:	1,042,883
Annual Appropriation?:	No
Date Incurred:	05/30/2021
FY of Last Payment:	2031

Non-Rebates For ROCK VALLEY URBAN RENEWAL

TIF Expenditure Amount:	241,883
Tied To Debt:	2009 Sewer SRF Bonds
Tied To Project:	Waste Water Treatment Plant

TIF Expenditure Amount:	0
Tied To Debt:	2017 Sewer SRF Bond
Tied To Project:	10th Ave. Paving & Utilities

TIF Expenditure Amount:	292,320
Tied To Debt:	2013 Series Bond
Tied To Project:	10th Ave. Paving & Utilities

TIF Expenditure Amount:	364,080
Tied To Debt:	2014 Series Bond
Tied To Project:	Highway 18/Main Street

TIF Expenditure Amount:	136,625
Tied To Debt:	2015 Series Bond
Tied To Project:	Highway 18/Main Street

TIF Expenditure Amount:	66,108
Tied To Debt:	2017 Sewer SRF Bond
Tied To Project:	Waste Water Treatment Plant

TIF Expenditure Amount:	57,615
Tied To Debt:	2019 Series Bond
Tied To Project:	Traffic Control Hwy 18 & Flood Mitigation

TIF Expenditure Amount:	92,370
Tied To Debt:	2009 Water SRF Bonds
Tied To Project:	East Side Water Main

TIF Expenditure Amount:	126,555
Tied To Debt:	2020 Series Bond
Tied To Project:	Rock Ridge Rd./14th St./Main St./10th Ave

TIF Expenditure Amount:	88,640
Tied To Debt:	2021 Series Bond
Tied To Project:	Rock Ridge Road/14th St East

Rebates For ROCK VALLEY URBAN RENEWAL

10th Street

TIF Expenditure Amount:	30,864
Rebate Paid To:	Jerry Kelderman
Tied To Debt:	Community Oil (#2)
Tied To Project:	Community Oil Complex (#2)
Projected Final FY of Rebate:	2024

1427 10th Street

TIF Expenditure Amount:	10,200
Rebate Paid To:	Evan Vanden Bosch
Tied To Debt:	Hi Way Chevy
Tied To Project:	Hi Way Chevy
Projected Final FY of Rebate:	2022

1250 22nd Ave

TIF Expenditure Amount:	23,742
Rebate Paid To:	Tony Rau
Tied To Debt:	Valley Machining
Tied To Project:	Valley Machining
Projected Final FY of Rebate:	2022

1302 10th Ave

TIF Expenditure Amount:	13,506
Rebate Paid To:	Sam Koth
Tied To Debt:	Sam Koth
Tied To Project:	Sam Koth RV Dental
Projected Final FY of Rebate:	2026

1004 10th Ave

TIF Expenditure Amount:	12,449
Rebate Paid To:	Scott Schelling
Tied To Debt:	Rock Valley Tractor Parts
Tied To Project:	Rock Valley Tractor Parts
Projected Final FY of Rebate:	2028

Golf Course Rd

TIF Expenditure Amount:	6,929
Rebate Paid To:	Jeff Nibbelink
Tied To Debt:	VB&VV/Rock River Rentals
Tied To Project:	VB&VV/ROCK RIVER RENTALS
Projected Final FY of Rebate:	2028

27407 Discovery Lane

TIF Expenditure Amount:	300,000
Rebate Paid To:	Board president
Tied To Debt:	Project Youth Daycare
Tied To Project:	Project Youth Daycare

Projected Final FY of Rebate: 2032

Jobs For ROCK VALLEY URBAN RENEWAL

Project:	Hi Way Chevy
Company Name:	Hi Way Chevy
Date Agreement Began:	05/23/2013
Date Agreement Ends:	11/15/2022
Number of Jobs Created or Retained:	2
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	425,000
Total Estimated Cost of Public Infrastructure:	10,000

Project:	Valley Machining
Company Name:	Valley Machining
Date Agreement Began:	06/20/2013
Date Agreement Ends:	11/15/2022
Number of Jobs Created or Retained:	10
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	1,000,000
Total Estimated Cost of Public Infrastructure:	25,000

Project:	Community Oil Complex (#2)
Company Name:	Community Oil Company
Date Agreement Began:	02/06/2014
Date Agreement Ends:	03/01/2020
Number of Jobs Created or Retained:	30
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	1,300,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Sam Koth RV Dental
Company Name:	Rock Valley Dental
Date Agreement Began:	11/01/2016
Date Agreement Ends:	05/01/2026
Number of Jobs Created or Retained:	11
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	1,500,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Rock Valley Tractor Parts
Company Name:	Rock Valley Tractor parts
Date Agreement Began:	05/01/2019
Date Agreement Ends:	05/15/2028
Number of Jobs Created or Retained:	16
Total Annual Wages of Required Jobs:	672,000
Total Estimated Private Capital Investment:	1,300,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Project Youth Daycare
Company Name:	Project Youth Daycare
Date Agreement Began:	05/15/2021
Date Agreement Ends:	05/15/2032
Number of Jobs Created or Retained:	35
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	3,500,000
Total Estimated Cost of Public Infrastructure:	0

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TIF Taxing District Data Collection

Local Government Name: ROCK VALLEY (84G809)
 Urban Renewal Area: ROCK VALLEY URBAN RENEWAL (84009)
 TIF Taxing District Name: ROCK VALLEY CITY/ROCK VALLEY SCH/UR/121 INCREM
 TIF Taxing District Inc. Number: 840103
 TIF Taxing District Base Year: 1988
 FY TIF Revenue First Received: 1991
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	10/1988

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	35,036,960	25,913,010	4,894,690	0	-37,040	69,177,850	0	69,177,850
Taxable	0	18,965,578	23,321,709	4,405,221	0	-37,040	48,803,992	0	48,803,992
Homestead Credits									152

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	14,692,634	48,803,992	48,803,992	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: ROCK VALLEY (84G809)
 Urban Renewal Area: ROCK VALLEY URBAN RENEWAL (84009)
 TIF Taxing District Name: ROCK VALLEY CITY/ROCK VALLEY SCH/RV UR AMDT 4/121-C INCREM
 TIF Taxing District Inc. Number: 840452
 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	428,640	477,770		0	0	906,410	0	906,410
Taxable	0	232,023	429,993		0	0	662,016	0	662,016
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	415,400	491,010	491,010	0	0

FY 2023 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: ROCK VALLEY (84G809)
 Urban Renewal Area: ROCK VALLEY WESTVIEW URBAN RENEWAL
 UR Area Number: 84043

UR Area Creation Date: 01/2003

UR Area Purpose: To stimulate, through public involvement and commitment, private investments in development and the creation of a sound economic base that will serve as the foundation for future growth and development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
ROCK VALLEY CITY/ROCK VALLEY SCH/WESTVIEW/121-W INCREM	840261	840262	15,150,397

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	13,893,800	3,455,250	3,669,860	0	-7,408	22,932,232	0	22,932,232
Taxable	0	7,520,740	3,109,725	3,302,874	0	-7,408	15,150,397	0	15,150,397
Homestead Credits									45

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:	91,065
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	91,065

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: -91,065 0 **Amount of 06-30-2023 Cash Balance Restricted for LMI**

Projects For ROCK VALLEY WESTVIEW URBAN RENEWAL

Van Kley Tool & Die

Description:	Manufacturing
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

E&L Trucking Ent., LLC

Description:	Trucking & Freight Operations
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

Midwest Pro Manufacturing

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

Gator Brothers

Description:	Headquarters & Shop
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

Rock Electric

Description:	Headquarters and Shop
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

Rienk, Inc (orig)

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

Rienk, Inc (Addition)

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

Outdoor Elements

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

K&N Kustoms

Description:	Truck & Freight Operations
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For ROCK VALLEY WESTVIEW URBAN RENEWAL

Tri State Repair

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/18/2012
FY of Last Payment:	2021

Valley Plating

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	08/09/2012
FY of Last Payment:	2022

Van Kley Tool & Die

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	07/25/2013
FY of Last Payment:	2022

E&L Trucking ENT., LLC

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	09/17/2014
FY of Last Payment:	2024

Midwest Pro Manufacturing

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/11/2015
FY of Last Payment:	2023

Gator Brothers

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

Total:	0
Annual Appropriation?:	No
Date Incurred:	09/29/2015
FY of Last Payment:	2025

Rock Electric

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	09/29/2015
FY of Last Payment:	2025

Rienk, Inc (orig)

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	05/01/2018
FY of Last Payment:	2024

Rienk Inc (addition)

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/30/2020
FY of Last Payment:	2026

Outdoor Elements

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	03/01/2020
FY of Last Payment:	2026

K&N Kustoms

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	08/01/2020
FY of Last Payment:	2026

Rebates For ROCK VALLEY WESTVIEW URBAN RENEWAL

169 Westview Drive

TIF Expenditure Amount:	2,730
Rebate Paid To:	Van Kley Tool & Die
Tied To Debt:	Van Kley Tool & Die
Tied To Project:	Van Kley Tool & Die
Projected Final FY of Rebate:	2022

177 Westview Drive

TIF Expenditure Amount:	11,871
Rebate Paid To:	E&L Trucking
Tied To Debt:	E&L Trucking ENT., LLC
Tied To Project:	E&L Trucking Ent., LLC
Projected Final FY of Rebate:	2024

188 Westview Drive

TIF Expenditure Amount:	2,007
Rebate Paid To:	Midwest Pro
Tied To Debt:	Midwest Pro Manufacturing
Tied To Project:	Midwest Pro Manufacturing
Projected Final FY of Rebate:	2023

183 Westview Drive

TIF Expenditure Amount:	13,506
Rebate Paid To:	Gator Brothers Boring
Tied To Debt:	Gator Brothers
Tied To Project:	Gator Brothers
Projected Final FY of Rebate:	2025

813 Westview Drive

TIF Expenditure Amount:	4,322
Rebate Paid To:	Rock Electric
Tied To Debt:	Rock Electric
Tied To Project:	Rock Electric
Projected Final FY of Rebate:	2025

3113 Eagle Ave

TIF Expenditure Amount:	16,440
Rebate Paid To:	Rienk, Inc (orig.)
Tied To Debt:	Rienk, Inc (orig)
Tied To Project:	Rienk, Inc (orig)
Projected Final FY of Rebate:	2024

3113 Eagle Ave

TIF Expenditure Amount:	15,875
Rebate Paid To:	Rienk Inc (addition)
Tied To Debt:	Rienk, Inc (orig)
Tied To Project:	Rienk, Inc (Addition)
Projected Final FY of Rebate:	2026

Westview drive

TIF Expenditure Amount:	14,306
Rebate Paid To:	K&N Kustoms
Tied To Debt:	K&N Kustoms
Tied To Project:	K&N Kustoms
Projected Final FY of Rebate:	2026

Westview Drive

TIF Expenditure Amount:	10,008
Rebate Paid To:	Outdoor Elements
Tied To Debt:	Outdoor Elements
Tied To Project:	Outdoor Elements
Projected Final FY of Rebate:	2026

Jobs For ROCK VALLEY WESTVIEW URBAN RENEWAL

Project:	Van Kley Tool & Die
Company Name:	Van Kley Tool & Die
Date Agreement Began:	07/25/2013
Date Agreement Ends:	11/15/2022
Number of Jobs Created or Retained:	2
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	300,000
Total Estimated Cost of Public Infrastructure:	50,000

Project:	E&L Trucking Ent., LLC
Company Name:	E&L Trucking Ent. LLC
Date Agreement Began:	09/17/2014
Date Agreement Ends:	05/15/2024
Number of Jobs Created or Retained:	11
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	500,000
Total Estimated Cost of Public Infrastructure:	100,000

Project:	Midwest Pro Manufacturing
Company Name:	Midwest Pro Manufacturing
Date Agreement Began:	06/11/2015
Date Agreement Ends:	05/15/2023
Number of Jobs Created or Retained:	20
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	200,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Gator Brothers
Company Name:	Gator Bros. Boring
Date Agreement Began:	09/29/2015
Date Agreement Ends:	05/01/2025
Number of Jobs Created or Retained:	4
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	625,000
Total Estimated Cost of Public Infrastructure:	100,000

Project:	Rock Electric
Company Name:	Rock Electric
Date Agreement Began:	09/29/2015
Date Agreement Ends:	05/01/2025
Number of Jobs Created or Retained:	4
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	250,000
Total Estimated Cost of Public Infrastructure:	35,000

Project:	Rienk, Inc (orig)
Company Name:	Rienk, Inc
Date Agreement Began:	05/01/2018
Date Agreement Ends:	11/15/2024
Number of Jobs Created or Retained:	4
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	750,000
Total Estimated Cost of Public Infrastructure:	0

Company Name:	Outdoor Elements
Date Agreement Began:	03/01/2020

Date Agreement Ends:	11/15/2026
Number of Jobs Created or Retained:	5
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	380,000
Total Estimated Cost of Public Infrastructure:	0
Company Name:	K&N Kustoms
Date Agreement Began:	08/01/2020
Date Agreement Ends:	11/15/2026
Number of Jobs Created or Retained:	3
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	550,000
Total Estimated Cost of Public Infrastructure:	0

TIF Taxing District Data Collection

Local Government Name:	ROCK VALLEY (84G809)
Urban Renewal Area:	ROCK VALLEY WESTVIEW URBAN RENEWAL (84043)
TIF Taxing District Name:	ROCK VALLEY CITY/ROCK VALLEY SCH/WESTVIEW/121-W INCREM
TIF Taxing District Inc. Number:	840262
TIF Taxing District Base Year:	2001
FY TIF Revenue First Received:	2004
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2024

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2003

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	13,893,800	3,455,250	3,669,860	0	-7,408	22,932,232	0	22,932,232
Taxable	0	7,520,740	3,109,725	3,302,874	0	-7,408	15,150,397	0	15,150,397
Homestead Credits									45

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	68,383	15,150,397	15,150,397	0	0

FY 2023 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Urban Renewal Area Data Collection

Local Government Name: ROCK VALLEY (84G809)
 Urban Renewal Area: ROCK VALLEY ROCK RIDGE URBAN RENEWAL
 UR Area Number: 84064

UR Area Creation Date: 11/2010

UR Area Purpose: To stimulate, through public involvement and commitment, private investments in development and the creation of a sound economic base that will serve as the foundation for future growth and development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
ROCK VALLEY CITY/ROCK VALLEY SCH/ROCK RIDGE UR/123 INCREM	840367	840368	1,496,511

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	1,662,790	0	0	0	1,662,790	0	1,662,790
Taxable	0	0	1,496,511	0	0	0	1,496,511	0	1,496,511
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:	164,670
Non-Rebate Expenditures:	142,108
Returned to County Treasurer:	0
Total Expenditures:	306,778

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: -306,778 0 **Amount of 06-30-2023 Cash Balance Restricted for LMI**

Projects For ROCK VALLEY ROCK RIDGE URBAN RENEWAL

Rock Ridge Drive

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

D&D Global (orig)

Description:	Economic Development Incentives
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

Rock River Lodging

Description:	Economic Development Incentives
Classification:	Commercial - hotels and conference centers
Physically Complete:	Yes
Payments Complete:	No

D&D Global (addition)

Description:	Economic Development Incentives
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

Kooima Ag

Description:	Economic development Incentives
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

DWK Holdings

Description:	Economic Development Incentives
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

DWK (2021 addition)

Description:	Economic Development Incentives
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Herms Sanitation

Description:	Economic Development Incentives
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For ROCK VALLEY ROCK RIDGE URBAN RENEWAL

2017 Series Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	310,255
Interest:	32,431
Total:	342,686
Annual Appropriation?:	No
Date Incurred:	07/15/2017
FY of Last Payment:	2028

D&D Global (orig)

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/01/2017
FY of Last Payment:	2027

Rock River Lodging

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/15/2019
FY of Last Payment:	2028

D&D Global (addition)

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/01/2020
FY of Last Payment:	2030

Kooima Ag

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	05/01/2020
FY of Last Payment:	2030

DWK Holdings

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

Total:	0
Annual Appropriation?:	No
Date Incurred:	11/01/2020
FY of Last Payment:	2031

DWK Holdings (2021 Addition)

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	05/05/2021
FY of Last Payment:	2031

Herms Sanitation

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	02/19/2022
FY of Last Payment:	2032

Non-Rebates For **ROCK VALLEY ROCK RIDGE URBAN RENEWAL**

TIF Expenditure Amount:	142,108
Tied To Debt:	2017 Series Bond
Tied To Project:	Rock Ridge Drive

Rebates For ROCK VALLEY ROCK RIDGE URBAN RENEWAL

2672 Rock Ridge Drive

TIF Expenditure Amount:	25,108
Rebate Paid To:	D&D Global (orig)
Tied To Debt:	D&D Global (orig)
Tied To Project:	D&D Global (orig)
Projected Final FY of Rebate:	2027

2679 Rock Ridge Drive

TIF Expenditure Amount:	56,492
Rebate Paid To:	Rock River Lodging
Tied To Debt:	Rock River Lodging
Tied To Project:	Rock River Lodging
Projected Final FY of Rebate:	2028

2672 Rock Ridge Drive

TIF Expenditure Amount:	11,952
Rebate Paid To:	D&D Global (Addition)
Tied To Debt:	D&D Global (addition)
Tied To Project:	D&D Global (addition)
Projected Final FY of Rebate:	2030

2638 310th Street

TIF Expenditure Amount:	45,946
Rebate Paid To:	Kooima Ag
Tied To Debt:	Kooima Ag
Tied To Project:	Kooima Ag
Projected Final FY of Rebate:	2030

2692 Rock Ridge Drive

TIF Expenditure Amount:	10,594
Rebate Paid To:	DWK Holdings
Tied To Debt:	DWK Holdings
Tied To Project:	DWK Holdings
Projected Final FY of Rebate:	2030

2692 Rock Ridge Drive

TIF Expenditure Amount:	6,658
Rebate Paid To:	DWK Holdings
Tied To Debt:	DWK Holdings (2021 Addition)
Tied To Project:	DWK (2021 addition)
Projected Final FY of Rebate:	2031

2688 Rock Ridge Drive

TIF Expenditure Amount:	7,920
Rebate Paid To:	Herms Sanitation
Tied To Debt:	Herms Sanitation
Tied To Project:	Herms Sanitation
Projected Final FY of Rebate:	2032

Jobs For ROCK VALLEY ROCK RIDGE URBAN RENEWAL

Project:	D&D Global (orig)
Company Name:	D&D Global
Date Agreement Began:	11/15/2017
Date Agreement Ends:	11/15/2027
Number of Jobs Created or Retained:	27
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	1,750,000
Total Estimated Cost of Public Infrastructure:	475,000

Project:	Rock River Lodging
Company Name:	Grandstay Inn & Suites
Date Agreement Began:	11/15/2019
Date Agreement Ends:	11/15/2028
Number of Jobs Created or Retained:	8
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	6,500,000
Total Estimated Cost of Public Infrastructure:	0

Project:	D&D Global (addition)
Company Name:	D&D Global
Date Agreement Began:	05/01/2020
Date Agreement Ends:	11/01/2030
Number of Jobs Created or Retained:	38
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	380,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Kooima Ag
Company Name:	Kooima Ag
Date Agreement Began:	05/01/2020
Date Agreement Ends:	05/15/2030
Number of Jobs Created or Retained:	25
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	1,200,000
Total Estimated Cost of Public Infrastructure:	0

Project:	DWK Holdings
Company Name:	Frosted Frog
Date Agreement Began:	11/01/2020
Date Agreement Ends:	11/15/2031
Number of Jobs Created or Retained:	3
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	450,000
Total Estimated Cost of Public Infrastructure:	0

Project:	DWK (2021 addition)
Company Name:	Frosted Frog
Date Agreement Began:	05/01/2021
Date Agreement Ends:	05/15/2031
Number of Jobs Created or Retained:	4
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	835,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Herms Sanitation
Company Name:	Herms Sanitation

Date Agreement Began:	02/19/2022
Date Agreement Ends:	05/15/2032
Number of Jobs Created or Retained:	3
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	450,000
Total Estimated Cost of Public Infrastructure:	0

TIF Taxing District Data Collection

Local Government Name:	ROCK VALLEY (84G809)
Urban Renewal Area:	ROCK VALLEY ROCK RIDGE URBAN RENEWAL (84064)
TIF Taxing District Name:	ROCK VALLEY CITY/ROCK VALLEY SCH/ROCK RIDGE UR/123 INCREM
TIF Taxing District Inc. Number:	840368
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:	2030

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2010

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,662,790	0	0	0	1,662,790	0	1,662,790
Taxable	0	0	1,496,511	0	0	0	1,496,511	0	1,496,511
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	8,610	1,496,511	1,496,511	0	0

FY 2023 TIF Revenue Received: 0