

**Annual Urban Renewal Report, Fiscal Year 2024 - 2025**

**Levy Authority Summary**

Local Government Name: WATERLOO  
 Local Government Number: 07G054

| <b>Active Urban Renewal Areas</b>             | <b>U.R. #</b> | <b># of Tif Taxing Districts</b> |
|---|---------------|----------------------------------|
| WATERLOO URBAN RENEWAL                        | 07008         | 3                                |
| WATERLOO RATH AREA URBAN RENEWAL              | 07009         | 5                                |
| WATERLOO UNIVERSITY AVENUE URBAN RENEWAL      | 07011         | 2                                |
| WATERLOO NE IND URBAN RENEWAL                 | 07015         | 8                                |
| WATERLOO MARTIN RD URBAN RENEWAL              | 07016         | 7                                |
| WATERLOO SAN MARNAN URBAN RENEWAL             | 07030         | 7                                |
| WATERLOO CROSSROADS UR TIF                    | 07044         | 4                                |
| EAST WATERLOO UNIFIED UR & REDEVELOPMENT AREA | 07045         | 10                               |
| WATERLOO SCHOITZ URBAN RENEWAL                | 07051         | 1                                |

**TIF Debt Outstanding: 205,396,806**

|   |                    |          |   |
|---|--------------------|----------|---|
| <b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:</b> | <b>-17,457,616</b> | <b>0</b> | <b>Amount of 07-01-2024 Cash Balance Restricted for LMI</b> |
|---|--------------------|----------|---|

|                                 |                   |
|---------------------------------|-------------------|
| TIF Revenue:                    | 22,145,278        |
| TIF Sp. Revenue Fund Interest:  | 162,000           |
| Property Tax Replacement Claims | 16,864            |
| Asset Sales & Loan Repayments:  | 474,406           |
| <b>Total Revenue:</b>           | <b>22,798,548</b> |

|                               |                   |
|-------------------------------|-------------------|
| Rebate Expenditures:          | 4,587,884         |
| Non-Rebate Expenditures:      | 17,927,504        |
| Returned to County Treasurer: | 0                 |
| <b>Total Expenditures:</b>    | <b>22,515,388</b> |

|   |                    |          |   |
|---|--------------------|----------|---|
| <b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b> | <b>-17,174,456</b> | <b>0</b> | <b>Amount of 06-30-2025 Cash Balance Restricted for LMI</b> |
|---|--------------------|----------|---|

**Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 200,055,874**

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**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

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

UR Area Purpose:

**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        | 117,530,529          |
| WATERLOO CITY/WATERLOO SCH/WATERLOO RIVERFRONT GROUT AMD INCR | 070261   | 070262        | 0                    |
| WATERLOO CITY/WATERLOO SCH WATERLOO RIVERFRONT TIF AMD2 INCR  | 070301   | 070302        | 5,003,171            |

**Urban Renewal Area Value by Class - 1/1/2023 for FY 2025**

|                   | Agricultural | Residential | Commercial  | Industrial | Other | Military | Total       | Gas/Electric Utility | Total       |
|-------------------|--------------|-------------|-------------|------------|-------|----------|-------------|----------------------|-------------|
| Assessed          | 0            | 48,987,845  | 143,208,555 | 31,567,530 | 0     | -4,000   | 223,733,930 | 0                    | 223,733,930 |
| Taxable           | 0            | 22,702,352  | 117,335,969 | 27,850,591 | 0     | -4,000   | 167,858,912 | 0                    | 167,858,912 |
| Homestead Credits |              |             |             |            |       |          |             |                      | 28          |

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:** **2,134,385** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

|                                 |                  |
|---------------------------------|------------------|
| TIF Revenue:                    | 3,857,195        |
| TIF Sp. Revenue Fund Interest:  | 162,000          |
| Property Tax Replacement Claims | 0                |
| Asset Sales & Loan Repayments:  | 174,406          |
| <b>Total Revenue:</b>           | <b>4,193,601</b> |

|                               |                  |
|-------------------------------|------------------|
| Rebate Expenditures:          | 749,077          |
| Non-Rebate Expenditures:      | 5,420,885        |
| Returned to County Treasurer: | 0                |
| <b>Total Expenditures:</b>    | <b>6,169,962</b> |

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:** **158,024** **0** **Amount of 06-30-2025 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   |

### 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 |
| Classification:      | Commercial - office properties                   |
| Physically Complete: | Yes  |
| Payments Complete:   | No   |

### **Gaymond Schultz Phase I Development 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 Bldg 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   |

### **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 Reconstruction      |
| 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  |

### **2025 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                                |

## Salaries

|                      |                             |
|----------------------|-----------------------------|
| Description:         | Payments for staff salaries |
| Classification:      | Administrative expenses     |
| Physically Complete: | No                          |
| Payments Complete:   | No                          |

## Property Closings FY25

|                      |   |
|----------------------|---|
| Description:         | Property Closings FY25 - not including recording and abstract costs |
| Classification:      | Acquisition of property   |
| Physically Complete: | No  |
| Payments Complete:   | No  |

## Property Closing 1103 Commercial St FY24

|                      |                           |
|----------------------|---------------------------|
| Description:         | Acq of 1103 Commercial St |
| Classification:      | Acquisition of property   |
| Physically Complete: | No                        |
| Payments Complete:   | No                        |

## Property Closing 200 E Mullan Ave FY24

|                      |                         |
|----------------------|-------------------------|
| Description:         | Acq of 200 E Mullan Ave |
| Classification:      | Acquisition of property |
| Physically Complete: | No                      |
| Payments Complete:   | No                      |

## Property Taxes FY24 - 327 W 3rd St

|                      |  |
|----------------------|--|
| Description:         | Property Tax Payment                                   |
| Classification:      | Municipal and other publicly-owned or leased buildings |
| Physically Complete: | No   |
| Payments Complete:   | No   |

## Running Hawk ED Grant FY 24

|                      |   |
|----------------------|---|
| Description:         | ED Grant 319 E. 4th St  |
| Classification:      | Mixed use property (ie: a significant portion is residential and significant portion is commercial) |
| Physically Complete: | No  |
| Payments Complete:   | No  |

## HR Green Env Surveys FY24

|                      |  |
|----------------------|--|
| Description:         | Environmental Surveys - Downtown Properties            |
| Classification:      | Municipal and other publicly-owned or leased buildings |
| Physically Complete: | No   |
| Payments Complete:   | No   |

## JSA ED Grant

|                      |   |
|----------------------|---|
| Description:         | Grant for 716-718 Commercial St   |
| Classification:      | Mixed use property (ie: a significant portion is residential and significant portion is commercial) |
| Physically Complete: | No  |
| Payments Complete:   | No  |

## Elizabeth Black LLC

|                      |                                   |
|----------------------|-----------------------------------|
| Description:         | 2003 Westfield Ave                |
| Classification:      | Industrial/manufacturing property |
| Physically Complete: | Yes                               |
| Payments Complete:   | No                                |

## Public Market Reno

|                      |  |
|----------------------|--|
| Description:         | Payments for Public Market Reno                        |
| Classification:      | Municipal and other publicly-owned or leased buildings |
| Physically Complete: | Yes  |
| Payments Complete:   | Yes  |

## New City Hall Move

|                      |  |
|----------------------|--|
| Description:         | Payments for New City Hall Move                        |
| Classification:      | Municipal and other publicly-owned or leased buildings |
| Physically Complete: | No   |
| Payments Complete:   | No   |

## Eocene Environmental

|                      |                                  |
|----------------------|----------------------------------|
| Description:         | Payments to Eocene Environmental |
| Classification:      | Administrative expenses          |
| Physically Complete: | No                               |
| Payments Complete:   | No                               |

## All Star Environmental - Asbestos Removal

|                      |   |
|----------------------|---|
| Description:         | Payments to All Star Environmental for Asbestos Removal |
| Classification:      | Municipal and other publicly-owned or leased buildings  |
| Physically Complete: | No  |
| Payments Complete:   | No  |

## 4th/5th/6th Traffic Conversion

|                      |   |
|----------------------|---|
| Description:         | Payments for 4th/5th/6th Traffic Conversion |
| Classification:      | Roads, Bridges & Utilities                  |
| Physically Complete: | No  |
| Payments Complete:   | No  |

## 2021A GO Bonds New Money

|                      |                         |
|----------------------|-------------------------|
| Description:         | 2021 GO Bonds New Money |
| Classification:      | Administrative expenses |
| Physically Complete: | No                      |
| Payments Complete:   | No                      |

## Debts/Obligations For WATERLOO URBAN RENEWAL

### Gaymond Schultz Rebate - All phases

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 64,749     |
| Interest:              | 0          |
| Total:                 | 64,749     |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 01/30/2012 |
| FY of Last Payment:    | 2025       |

### Fischels Holdings, LLC Rebate

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 4,144      |
| Interest:              | 0          |
| Total:                 | 4,144      |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 11/05/2012 |
| FY of Last Payment:    | 2025       |

### Main Street

|                        |                |
|------------------------|----------------|
| Debt/Obligation Type:  | Internal Loans |
| Principal:             | 462,000        |
| Interest:              | 0              |
| Total:                 | 462,000        |
| Annual Appropriation?: | Yes            |
| Date Incurred:         | 06/21/2021     |
| FY of Last Payment:    | 2023           |

### Administrative Expenses

|                        |                |
|------------------------|----------------|
| Debt/Obligation Type:  | Internal Loans |
| Principal:             | 33,710         |
| Interest:              | 0              |
| Total:                 | 33,710         |
| Annual Appropriation?: | Yes            |
| Date Incurred:         | 06/21/2021     |
| FY of Last Payment:    | 2023           |

### Grand Crossing Phase I & II

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 1,600,935  |
| Interest:              | 0          |
| Total:                 | 1,600,935  |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 12/19/2016 |
| FY of Last Payment:    | 2039       |

### Hotel President

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 26,580     |
| Interest:              | 0          |
| Total:                 | 26,580     |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 09/22/2014 |
| FY of Last Payment:    | 2027       |

### **JSA Multi Parcels**

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 274,290    |
| Interest:              | 0          |
| Total:                 | 274,290    |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 12/19/2011 |
| FY of Last Payment:    | 2021       |

### **Twin Trees**

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 0          |
| Interest:              | 0          |
| Total:                 | 0          |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 06/24/2018 |
| FY of Last Payment:    | 2025       |

### **Bread to Beer Rebates**

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 936,144    |
| Interest:              | 0          |
| Total:                 | 936,144    |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 09/08/2015 |
| FY of Last Payment:    | 2032       |

### **3 Stooges Rebates**

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 9,735      |
| Interest:              | 0          |
| Total:                 | 9,735      |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 03/21/2016 |
| FY of Last Payment:    | 2027       |

### **Downtown Acq Fund 411**

|                        |                             |
|------------------------|-----------------------------|
| Debt/Obligation Type:  | Gen. Obligation Bonds/Notes |
| Principal:             | 140,000                     |
| Interest:              | 9,590                       |
| Total:                 | 149,590                     |
| 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:             | 140,000                     |
| Interest:              | 9,590                       |
| Total:                 | 149,590                     |
| 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:            | 140,000                     |
| Interest:             | 9,590                       |

|                        |            |
|------------------------|------------|
| Total:                 | 149,590    |
| Annual Appropriation?: | No         |
| Date Incurred:         | 05/23/2011 |
| FY of Last Payment:    | 2026       |

### **Techworks Fund 414 Taxable**

|                        |                             |
|------------------------|-----------------------------|
| Debt/Obligation Type:  | Gen. Obligation Bonds/Notes |
| Principal:             | 1,640,000                   |
| Interest:              | 195,611                     |
| Total:                 | 1,835,611                   |
| Annual Appropriation?: | No                          |
| Date Incurred:         | 05/12/2014                  |
| FY of Last Payment:    | 2029                        |

### **Downtown Acq Fund 414**

|                        |                             |
|------------------------|-----------------------------|
| Debt/Obligation Type:  | Gen. Obligation Bonds/Notes |
| Principal:             | 190,000                     |
| Interest:              | 23,368                      |
| Total:                 | 213,368                     |
| Annual Appropriation?: | No                          |
| Date Incurred:         | 05/12/2014                  |
| FY of Last Payment:    | 2025                        |

### **Fund 415 Downtown Development Plan Exempt**

|                        |                             |
|------------------------|-----------------------------|
| Debt/Obligation Type:  | Gen. Obligation Bonds/Notes |
| Principal:             | 10,000                      |
| Interest:              | 300                         |
| Total:                 | 10,300                      |
| 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:             | 20,000                      |
| Interest:              | 630                         |
| Total:                 | 20,630                      |
| Annual Appropriation?: | No                          |
| Date Incurred:         | 06/09/2015                  |
| FY of Last Payment:    | 2025                        |

### **2016 GO Bond**

|                        |                             |
|------------------------|-----------------------------|
| Debt/Obligation Type:  | Gen. Obligation Bonds/Notes |
| Principal:             | 20,000                      |
| Interest:              | 600                         |
| Total:                 | 20,600                      |
| Annual Appropriation?: | No                          |
| Date Incurred:         | 05/23/2016                  |
| FY of Last Payment:    | 2026                        |

### **2016 Go Bond**

|                        |                             |
|------------------------|-----------------------------|
| Debt/Obligation Type:  | Gen. Obligation Bonds/Notes |
| Principal:             | 50,000                      |
| Interest:              | 1,800                       |
| Total:                 | 51,800                      |
| 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:             | 6,285,000                   |
| Interest:              | 1,345,605                   |
| Total:                 | 7,630,605                   |
| Annual Appropriation?: | No                          |
| Date Incurred:         | 05/23/2016                  |
| FY of Last Payment:    | 2036                        |

## 2017A GO Bond

|                        |                             |
|------------------------|-----------------------------|
| Debt/Obligation Type:  | Gen. Obligation Bonds/Notes |
| Principal:             | 40,000                      |
| Interest:              | 5,400                       |
| Total:                 | 45,400                      |
| 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:             | 5,610,000                   |
| Interest:              | 1,192,380                   |
| Total:                 | 6,802,380                   |
| Annual Appropriation?: | No                          |
| Date Incurred:         | 06/01/2017                  |
| FY of Last Payment:    | 2036                        |

## Arts Mall Properties Rebates

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 1,276,876  |
| Interest:              | 0          |
| Total:                 | 1,276,876  |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 12/19/2016 |
| FY of Last Payment:    | 2041       |

## Park Ave Lofts Rebates

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 243,312    |
| Interest:              | 0          |
| Total:                 | 243,312    |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 06/08/2015 |
| FY of Last Payment:    | 2031       |

## 2018A GO Bonds

|                        |                             |
|------------------------|-----------------------------|
| Debt/Obligation Type:  | Gen. Obligation Bonds/Notes |
| Principal:             | 40,000                      |
| Interest:              | 3,000                       |
| Total:                 | 43,000                      |
| Annual Appropriation?: | No                          |
| Date Incurred:         | 04/09/2018                  |
| FY of Last Payment:    | 2028                        |

## 2019A GO Bonds

|                       |                             |
|-----------------------|-----------------------------|
| Debt/Obligation Type: | Gen. Obligation Bonds/Notes |
| Principal:            | 50,000                      |
| Interest:             | 4,500                       |

|                        |            |
|------------------------|------------|
| Total:                 | 54,500     |
| Annual Appropriation?: | No         |
| Date Incurred:         | 05/06/2019 |
| FY of Last Payment:    | 2029       |

### **2019B GO Bonds**

|                        |                             |
|------------------------|-----------------------------|
| Debt/Obligation Type:  | Gen. Obligation Bonds/Notes |
| Principal:             | 290,000                     |
| Interest:              | 24,870                      |
| Total:                 | 314,870                     |
| Annual Appropriation?: | No                          |
| Date Incurred:         | 05/06/2019                  |
| FY of Last Payment:    | 2029                        |

### **2019D Refunded 2011B**

|                        |                             |
|------------------------|-----------------------------|
| Debt/Obligation Type:  | Gen. Obligation Bonds/Notes |
| Principal:             | 300,000                     |
| Interest:              | 8,953                       |
| Total:                 | 308,953                     |
| 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:             | 23,000                      |
| Interest:              | 1,782                       |
| Total:                 | 24,782                      |
| 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:             | 60,000                      |
| Interest:              | 6,900                       |
| Total:                 | 66,900                      |
| Annual Appropriation?: | No                          |
| Date Incurred:         | 05/18/2020                  |
| FY of Last Payment:    | 2033                        |

### **Downtown Acq Fund 411 REFUNDED with 2019D**

|                        |                             |
|------------------------|-----------------------------|
| Debt/Obligation Type:  | Gen. Obligation Bonds/Notes |
| Principal:             | 140,000                     |
| Interest:              | 9,590                       |
| Total:                 | 149,590                     |
| 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:             | 140,000                     |
| Interest:              | 9,590                       |
| Total:                 | 149,590                     |
| 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:             | 20,000                      |
| Interest:              | 1,200                       |
| Total:                 | 21,200                      |
| Annual Appropriation?: | No                          |
| Date Incurred:         | 05/06/2019                  |
| FY of Last Payment:    | 2026                        |

## **QOZ 6 Comm Rebates**

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 0          |
| Interest:              | 0          |
| Total:                 | 0          |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 09/08/2015 |
| FY of Last Payment:    | 2043       |

## **Lincoln Savings Bank Rebates**

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 3,546,904  |
| Interest:              | 0          |
| Total:                 | 3,546,904  |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 10/07/2019 |
| FY of Last Payment:    | 2043       |

## **Makenda LLC (Best Western)**

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 4,180,060  |
| Interest:              | 0          |
| Total:                 | 4,180,060  |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 10/14/2019 |
| FY of Last Payment:    | 2042       |

## **Elizabeth Blake**

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 12,530     |
| Interest:              | 0          |
| Total:                 | 12,530     |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 02/05/2021 |
| FY of Last Payment:    | 2028       |

## **Lincoln Saving Bank Grant**

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Other Debt |
| Principal:             | 2,600,000  |
| Interest:              | 0          |
| Total:                 | 2,600,000  |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 10/07/2019 |
| FY of Last Payment:    | 2036       |

## **Downtown Development Plan Fund 413- REFUNDED 2021A**

|                       |                             |
|-----------------------|-----------------------------|
| Debt/Obligation Type: | Gen. Obligation Bonds/Notes |
| Principal:            | 65,000                      |
| Interest:             | 5,500                       |

|                        |            |
|------------------------|------------|
| Total:                 | 70,500     |
| Annual Appropriation?: | No         |
| Date Incurred:         | 06/08/2023 |
| FY of Last Payment:    | 2025       |

### **Cedar Valley Real Estate**

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 301,918    |
| Interest:              | 0          |
| Total:                 | 301,918    |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 02/20/2021 |
| FY of Last Payment:    | 2037       |

### **Hardcourt Facility Site Cleanup**

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Other Debt |
| Principal:             | 1,938,037  |
| Interest:              | 0          |
| Total:                 | 1,938,037  |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 09/05/2023 |
| FY of Last Payment:    | 2025       |

### **Park Avenue Bridge Reconstruction**

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Other Debt |
| Principal:             | 340,000    |
| Interest:              | 0          |
| Total:                 | 340,000    |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 11/01/2021 |
| FY of Last Payment:    | 2025       |

### **Property Closing Costs**

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Other Debt |
| Principal:             | 8,002      |
| Interest:              | 0          |
| Total:                 | 8,002      |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 09/19/2024 |
| FY of Last Payment:    | 2025       |

### **Property Closing - LSB**

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Other Debt |
| Principal:             | 21,902     |
| Interest:              | 0          |
| Total:                 | 21,902     |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 04/15/2024 |
| FY of Last Payment:    | 2025       |

### **Property Closing - Techworks**

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Other Debt |
| Principal:             | 21,902     |
| Interest:              | 0          |
| Total:                 | 21,902     |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 12/11/2023 |
| FY of Last Payment:    | 2025       |

## HR Green Env Surveys

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Other Debt |
| Principal:             | 5,100      |
| Interest:              | 0          |
| Total:                 | 5,100      |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 07/16/2018 |
| FY of Last Payment:    | 2025       |

## Martin Flats Rebates

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 169,260    |
| Interest:              | 0          |
| Total:                 | 169,260    |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 11/20/2023 |
| FY of Last Payment:    | 2041       |

## FDP CD LLC

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 2,383,920  |
| Interest:              | 0          |
| Total:                 | 2,383,920  |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 12/02/2024 |
| FY of Last Payment:    | 2043       |

## FDP OC LLC

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 366,310    |
| Interest:              | 0          |
| Total:                 | 366,310    |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 08/05/2024 |
| FY of Last Payment:    | 2043       |

## 2025A GO Bonds New Money

|                        |                             |
|------------------------|-----------------------------|
| Debt/Obligation Type:  | Gen. Obligation Bonds/Notes |
| Principal:             | 3,560,000                   |
| Interest:              | 1,689,484                   |
| Total:                 | 5,249,484                   |
| Annual Appropriation?: | No                          |
| Date Incurred:         | 06/16/2025                  |
| FY of Last Payment:    | 2044                        |

## 2025B GO Bonds New Money

|                        |                             |
|------------------------|-----------------------------|
| Debt/Obligation Type:  | Gen. Obligation Bonds/Notes |
| Principal:             | 6,590,000                   |
| Interest:              | 3,991,922                   |
| Total:                 | 10,581,922                  |
| Annual Appropriation?: | No                          |
| Date Incurred:         | 06/16/2025                  |
| FY of Last Payment:    | 2044                        |

## GROW CV Contract

|                       |                |
|-----------------------|----------------|
| Debt/Obligation Type: | Internal Loans |
| Principal:            | 750            |
| Interest:             | 0              |

|                        |            |
|------------------------|------------|
| Total:                 | 750        |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 06/16/2025 |
| FY of Last Payment:    | 2025       |

### **Vandewalle Contract**

|                        |                |
|------------------------|----------------|
| Debt/Obligation Type:  | Internal Loans |
| Principal:             | 76,296         |
| Interest:              | 0              |
| Total:                 | 76,296         |
| Annual Appropriation?: | Yes            |
| Date Incurred:         | 06/16/2025     |
| FY of Last Payment:    | 2025           |

### **Bread to Beer ED Grant**

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Other Debt |
| Principal:             | 750,000    |
| Interest:              | 0          |
| Total:                 | 750,000    |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 10/06/2025 |
| FY of Last Payment:    | 2026       |

### **Cedar River Marina**

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Other Debt |
| Principal:             | 7,995      |
| Interest:              | 0          |
| Total:                 | 7,995      |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 09/16/2024 |
| FY of Last Payment:    | 2025       |

### **Hard Court Facility DA**

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Other Debt |
| Principal:             | 4,000,000  |
| Interest:              | 0          |
| Total:                 | 4,000,000  |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 09/05/2023 |
| FY of Last Payment:    | 2027       |

### **New City Hall Move**

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Other Debt |
| Principal:             | 55,160     |
| Interest:              | 0          |
| Total:                 | 55,160     |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 01/06/2025 |
| FY of Last Payment:    | 2025       |

### **Public Market Reno**

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Other Debt |
| Principal:             | 7,926      |
| Interest:              | 0          |
| Total:                 | 7,926      |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 07/01/2024 |
| FY of Last Payment:    | 2025       |

### **Eocene Environmental**

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Other Debt |
| Principal:             | 3,800      |
| Interest:              | 0          |
| Total:                 | 3,800      |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 02/17/2025 |
| FY of Last Payment:    | 2025       |

### **All Star Environmental Asbestos Removal**

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Other Debt |
| Principal:             | 24,983     |
| Interest:              | 0          |
| Total:                 | 24,983     |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 07/01/2024 |
| FY of Last Payment:    | 2025       |

### **Property Demos**

|                        |                |
|------------------------|----------------|
| Debt/Obligation Type:  | Internal Loans |
| Principal:             | 225,776        |
| Interest:              | 0              |
| Total:                 | 225,776        |
| Annual Appropriation?: | Yes            |
| Date Incurred:         | 06/16/2025     |
| FY of Last Payment:    | 2026           |

### **4th/5th/6th St Conversion**

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Other Debt |
| Principal:             | 40,799     |
| Interest:              | 0          |
| Total:                 | 40,799     |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 07/07/2025 |
| FY of Last Payment:    | 2025       |

### **2021A GO Bond New Money**

|                        |                             |
|------------------------|-----------------------------|
| Debt/Obligation Type:  | Gen. Obligation Bonds/Notes |
| Principal:             | 65,000                      |
| Interest:              | 5,500                       |
| Total:                 | 70,500                      |
| Annual Appropriation?: | No                          |
| Date Incurred:         | 06/15/2020                  |
| FY of Last Payment:    | 2031                        |

### **Black's Building DA**

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Other Debt |
| Principal:             | 21,337,078 |
| Interest:              | 0          |
| Total:                 | 21,337,078 |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 11/03/2025 |
| FY of Last Payment:    | 2036       |

## Non-Rebates For WATERLOO URBAN RENEWAL

|                         |   |
|-------------------------|---|
| TIF Expenditure Amount: | 76,370  |
| Tied To Debt:           | Downtown Acq Fund 411                         |
| Tied To Project:        | 2011 Downtown Development Consultant          |
| TIF Expenditure Amount: | 76,370  |
| Tied To Debt:           | Downtown Acq Fund 411<br>REFUNDED with 2019D  |
| Tied To Project:        | 2011 Downtown Development Consultant          |
| TIF Expenditure Amount: | 76,370  |
| Tied To Debt:           | Downtown Demo Fund 411                        |
| Tied To Project:        | 2011 Downtown Development Consultant          |
| TIF Expenditure Amount: | 76,370  |
| Tied To Debt:           | Downtown Demo Fund 411<br>Refunded with 2019D |
| Tied To Project:        | 2011 Downtown Development Consultant          |
| TIF Expenditure Amount: | 356,654                                       |
| Tied To Debt:           | Techworks Fund 414 Taxable                    |
| Tied To Project:        | 2014 Tech Works Project                       |
| TIF Expenditure Amount: | 37,170  |
| Tied To Debt:           | Downtown Acq Fund 414                         |
| Tied To Project:        | Downtown Riverfront Plan                      |
| TIF Expenditure Amount: | 10,300  |
| Tied To Debt:           | Fund 415 Downtown Development<br>Plan Exempt  |
| Tied To Project:        | 2007 Downtown Pump Stations                   |
| TIF Expenditure Amount: | 20,630  |
| Tied To Debt:           | Fund 415 Downtown Acq                         |
| Tied To Project:        | 2007 Downtown Parking Ramps                   |
| TIF Expenditure Amount: | 10,400  |
| Tied To Debt:           | 2016 GO Bond                                  |
| Tied To Project:        | Downtown Riverfront Plan                      |
| TIF Expenditure Amount: | 26,188  |
| Tied To Debt:           | 2016 Go Bond                                  |
| Tied To Project:        | Downtown Riverfront Plan                      |
| TIF Expenditure Amount: | 602,135                                       |
| Tied To Debt:           | 2016 Go Bond Techworks                        |
| Tied To Project:        | Downtown Riverfront Plan                      |
| TIF Expenditure Amount: | 6,200   |
| Tied To Debt:           | 2017A GO Bond                                 |
| Tied To Project:        | Lincoln Savings Bank                          |
| TIF Expenditure Amount: | 11,200  |
| Tied To Debt:           | 2018A GO Bonds                                |
| Tied To Project:        | Vandewalle Contract                           |
| TIF Expenditure Amount: | 11,500  |
| Tied To Debt:           | 2019A GO Bonds                                |

|                         |  |
|-------------------------|--|
| Tied To Project:        | CV Real Estate                             |
| TIF Expenditure Amount: | 62,960                                     |
| Tied To Debt:           | 2019B GO Bonds                             |
| Tied To Project:        | Makenda Hotel (Ramada)                     |
| TIF Expenditure Amount: | 6,200                                      |
| Tied To Debt:           | 2020AGO Bond Development Plan              |
| Tied To Project:        | 2020A GO Bonds (Development Plan )         |
| TIF Expenditure Amount: | 2,358                                      |
| Tied To Debt:           | 2020B GO Bond Techworks Platting           |
| Tied To Project:        | 2020B GO Bonds (Techworks platting)        |
| TIF Expenditure Amount: | 66,000                                     |
| Tied To Debt:           | Main Street                                |
| Tied To Project:        | Main Street Contract                       |
| TIF Expenditure Amount: | 569,406                                    |
| Tied To Debt:           | 2017C GO Bond IRD                          |
| Tied To Project:        | Techworks IRD Bond                         |
| TIF Expenditure Amount: | 10,800                                     |
| Tied To Debt:           | Downtown Development Plan Fund 411 Taxable |
| Tied To Project:        | 2011 Downtown Development Consultant       |
| TIF Expenditure Amount: | 33,710                                     |
| Tied To Debt:           | Administrative Expenses                    |
| Tied To Project:        | Administrative Expenses                    |
| TIF Expenditure Amount: | 79,950                                     |
| Tied To Debt:           | Cedar River Marina                         |
| Tied To Project:        | Marina Construction                        |
| TIF Expenditure Amount: | 400,000                                    |
| Tied To Debt:           | Lincoln Saving Bank Grant                  |
| Tied To Project:        | Lincoln Savings Bank Grant                 |
| TIF Expenditure Amount: | 155,953                                    |
| Tied To Debt:           | 2019D Refunded 2011B                       |
| Tied To Project:        | 2019D Refunded 2011B Bonds                 |
| TIF Expenditure Amount: | 5,100                                      |
| Tied To Debt:           | HR Green Env Surveys                       |
| Tied To Project:        | HR Green Env Surveys FY24                  |
| TIF Expenditure Amount: | 140,445                                    |
| Tied To Debt:           | Hardcourt Facility Site Cleanup            |
| Tied To Project:        | Hardcourt Facility                         |
| TIF Expenditure Amount: | 2,000,000                                  |
| Tied To Debt:           | Hard Court Facility DA                     |
| Tied To Project:        | Hardcourt Facility                         |
| TIF Expenditure Amount: | 750  |
| Tied To Debt:           | GROW CV Contract                           |
| Tied To Project:        | GROW Cedar Valley Contract                 |
| TIF Expenditure Amount: | 8,002                                      |
| Tied To Debt:           | Property Closing Costs                     |
| Tied To Project:        | Property Closings FY25                     |

|                         |  |
|-------------------------|--|
| TIF Expenditure Amount: | 76,296                                       |
| Tied To Debt:           | Vandewalle Contract                          |
| Tied To Project:        | Vandewalle Contract                          |
| TIF Expenditure Amount: | 21,902                                       |
| Tied To Debt:           | Property Closing - LSB                       |
| Tied To Project:        | Lincoln Savings Bank                         |
| TIF Expenditure Amount: | 21,902                                       |
| Tied To Debt:           | Property Closing - Techworks                 |
| Tied To Project:        | Hardcourt Facility                           |
| TIF Expenditure Amount: | 7,926  |
| Tied To Debt:           | Public Market Reno                           |
| Tied To Project:        | Public Market Reno                           |
| TIF Expenditure Amount: | 55,160                                       |
| Tied To Debt:           | New City Hall Move                           |
| Tied To Project:        | New City Hall Move                           |
| TIF Expenditure Amount: | 3,800  |
| Tied To Debt:           | Eocene Environmental                         |
| Tied To Project:        | Eocene Environmental                         |
| TIF Expenditure Amount: | 24,983                                       |
| Tied To Debt:           | All Star Environmental Asbestos<br>Removal   |
| Tied To Project:        | All Star Environmental - Asbestos<br>Removal |
| TIF Expenditure Amount: | 211,526                                      |
| Tied To Debt:           | Property Demos                               |
| Tied To Project:        | 2025 Demo Funds                              |
| TIF Expenditure Amount: | 40,799                                       |
| Tied To Debt:           | 4th/5th/6th St Conversion                    |
| Tied To Project:        | 4th/5th/6th Traffic Conversion               |
| TIF Expenditure Amount: | 10,800                                       |
| Tied To Debt:           | Downtown Acq Fund 411<br>REFUNDED with 2019D |
| Tied To Project:        | 2011 Downtown Development<br>Consultant      |
| TIF Expenditure Amount: | 6,300  |
| Tied To Debt:           | 2021A GO Bond New Money                      |
| Tied To Project:        | 2021A GO Bonds New Money                     |

## Rebates For WATERLOO URBAN RENEWAL

### 820 Sycamore Phase - All Phases

|                               |   |
|-------------------------------|---|
| TIF Expenditure Amount:       | 64,749  |
| 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:       | 4,144                                   |
| 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:       | 14,702               |
| 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:       | 11,994                                |
| 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:       | 0              |
| 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:       | 155,791  |
| 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: | 2,127             |
| Rebate Paid To:         | 3 Stooges         |
| Tied To Debt:           | 3 Stooges Rebates |
| Tied To Project:        | 3 Stooges         |

Projected Final FY of Rebate: 2028

### **325 Commercial Street**

TIF Expenditure Amount: 116,858  
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: 111,412  
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: 0  
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: 15,838  
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: 251,462  
Rebate Paid To: Makenda  
Tied To Debt: Makenda LLC (Best Western)  
Tied To Project: Makenda Hotel (Ramada)  
Projected Final FY of Rebate: 2042

### **2003 Westfield Ave**

TIF Expenditure Amount: 0  
Rebate Paid To: Elizabeth Blake LLC  
Tied To Debt: Elizabeth Blake  
Tied To Project: Elizabeth Black LLC  
Projected Final FY of Rebate: 2028

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**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 - 1/1/2023 for FY 2025

|                   | Agricultural | Residential | Commercial  | Industrial | Other | Military | Total       | Gas/Electric Utility | Total       |
|-------------------|--------------|-------------|-------------|------------|-------|----------|-------------|----------------------|-------------|
| Assessed          | 0            | 48,987,845  | 137,612,615 | 21,151,830 | 0     | -4,000   | 207,722,290 | 0                    | 207,722,290 |
| Taxable           | 0            | 22,702,352  | 112,934,711 | 18,734,462 | 0     | -4,000   | 154,341,525 | 0                    | 154,341,525 |
| Homestead Credits |              |             |             |            |       |          |             |                      | 28          |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 46,372,300        | 154,341,525         | 117,530,529    | 36,810,996         | 1,370,970                  |

FY 2025 TIF Revenue Received: 3,857,195

**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 - 1/1/2023 for FY 2025

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total   | Gas/Electric Utility | Total   |
|-------------------|--------------|-------------|------------|------------|-------|----------|---------|----------------------|---------|
| Assessed          | 0            | 0           | 727,050    | 0          | 0     | 0        | 727,050 | 0                    | 727,050 |
| Taxable           | 0            | 0           | 588,859    | 0          | 0     | 0        | 588,859 | 0                    | 588,859 |
| Homestead Credits |              |             |            |            |       |          |         |                      | 0       |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 606,640           | 120,410             | 0              | 120,410            | 4,484                      |

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**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 - 1/1/2023 for FY 2025

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total      | Gas/Electric Utility | Total      |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed          | 0            | 0           | 4,868,890  | 10,415,700 | 0     | 0        | 15,284,590 | 0                    | 15,284,590 |
| Taxable           | 0            | 0           | 3,812,399  | 9,116,129  | 0     | 0        | 12,928,528 | 0                    | 12,928,528 |
| Homestead Credits |              |             |            |            |       |          |            |                      | 0          |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 8,714,430         | 6,570,160           | 5,003,171      | 1,566,989          | 58,360                     |

FY 2025 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**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        | 25,221,591           |
| WATERLOO CITY/WATERLOO SCH/WATERLOO RATH AMD 1 INCR   | 070247   | 070248        | 21,992,690           |
| WATERLOO CITY/WATERLOO SCH/WATERLOO RATH AMD2 INCR    | 070347   | 070348        | 2,772,280            |
| WATERLOO CITY AG/WATERLOO SCH/WATERLOO RATH AMD2 INCR | 070349   | 070350        | 6,500                |
| WATERLOO CITY/WATERLOO SCH/RATH UR TIF AMD3 INCRE     | 070436   | 070437        | 1,304,040            |

**Urban Renewal Area Value by Class - 1/1/2023 for FY 2025**

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total       | Gas/Electric Utility | Total       |
|-------------------|--------------|-------------|------------|------------|-------|----------|-------------|----------------------|-------------|
| Assessed          | 23,820       | 46,450,743  | 65,581,937 | 2,911,790  | 0     | -149,423 | 114,487,367 | 0                    | 114,487,367 |
| Taxable           | 17,111       | 21,526,588  | 48,895,728 | 1,945,939  | 0     | -149,423 | 71,904,443  | 0                    | 71,904,443  |
| Homestead Credits |              |             |            |            |       |          |             |                      | 293         |

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:** **872,416** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

|                                 |                  |
|---------------------------------|------------------|
| TIF Revenue:                    | 1,861,593        |
| TIF Sp. Revenue Fund Interest:  | 0                |
| Property Tax Replacement Claims | 145              |
| Asset Sales & Loan Repayments:  | 0                |
| <b>Total Revenue:</b>           | <b>1,861,738</b> |

|                               |                  |
|-------------------------------|------------------|
| Rebate Expenditures:          | 572,396          |
| Non-Rebate Expenditures:      | 1,144,130        |
| Returned to County Treasurer: | 0                |
| <b>Total Expenditures:</b>    | <b>1,716,526</b> |

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:** **1,017,628** **0** **Amount of 06-30-2025 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      |
| 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  |

## 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                                |

## 54 Lane St Acq

|                      |                                      |
|----------------------|--------------------------------------|
| Description:         | Acquire 54 Lane St - Altstadt Bakery |
| Classification:      | Acquisition of property              |
| Physically Complete: | Yes                                  |
| Payments Complete:   | No                                   |

## 1651 Sycamore St Acq

|                      |  |
|----------------------|--|
| Description:         | Acquire 1651 Sycamore St - Rath Building |
| Classification:      | Acquisition of property                  |
| Physically Complete: | Yes                                      |
| Payments Complete:   | Yes                                      |

### **Eocene ESA Phase 1**

|                      |  |
|----------------------|--|
| Description:         | Phase 1 Environmental Site Assessment - 1651-1659<br>Sycamore St |
| Classification:      | Industrial/manufacturing property                                |
| Physically Complete: | Yes  |
| Payments Complete:   | Yes  |

## Debts/Obligations For WATERLOO RATH AREA URBAN RENEWAL

### Crystal Distribution Rebate

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 2,021,815  |
| Interest:              | 0          |
| Total:                 | 2,021,815  |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 08/14/2017 |
| FY of Last Payment:    | 2034       |

### Fund 413 Refinanced 2006 Bonds

|                        |                             |
|------------------------|-----------------------------|
| Debt/Obligation Type:  | Gen. Obligation Bonds/Notes |
| Principal:             | 0                           |
| Interest:              | 0                           |
| Total:                 | 0                           |
| 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:             | 0                           |
| Interest:              | 0                           |
| Total:                 | 0                           |
| 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:             | 50,000                      |
| Interest:              | 1,800                       |
| Total:                 | 51,800                      |
| 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:             | 25,000                      |
| Interest:              | 788                         |
| Total:                 | 25,788                      |
| 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:             | 230,000                     |
| Interest:              | 33,835                      |
| Total:                 | 263,835                     |
| Annual Appropriation?: | No                          |
| Date Incurred:         | 06/01/2017                  |
| FY of Last Payment:    | 2032                        |

### **Taxable 2019B GO Bonds**

|                        |                             |
|------------------------|-----------------------------|
| Debt/Obligation Type:  | Gen. Obligation Bonds/Notes |
| Principal:             | 55,000                      |
| Interest:              | 11,080                      |
| Total:                 | 66,080                      |
| 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:             | 0                           |
| Interest:              | 0                           |
| Total:                 | 0                           |
| 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:             | 0                           |
| Interest:              | 0                           |
| Total:                 | 0                           |
| 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:             | 420,000                     |
| Interest:              | 43,230                      |
| Total:                 | 463,230                     |
| Annual Appropriation?: | No                          |
| Date Incurred:         | 06/07/2021                  |
| FY of Last Payment:    | 2031                        |

### **Administrative Expenses**

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Other Debt |
| Principal:             | 6,140      |
| Interest:              | 0          |
| Total:                 | 6,140      |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 06/16/2025 |
| FY of Last Payment:    | 2025       |

### **Rath Salaries**

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Other Debt |
| Principal:             | 7,750      |
| Interest:              | 0          |
| Total:                 | 7,750      |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 06/16/2025 |
| FY of Last Payment:    | 2025       |

### **A&K Investments**

|                       |         |
|-----------------------|---------|
| Debt/Obligation Type: | Rebates |
| Principal:            | 10,469  |
| Interest:             | 0       |

|                        |            |
|------------------------|------------|
| Total:                 | 10,469     |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 12/07/2020 |
| FY of Last Payment:    | 2030       |

### **Asbestos Removal**

|                        |                |
|------------------------|----------------|
| Debt/Obligation Type:  | Internal Loans |
| Principal:             | 3,090          |
| Interest:              | 0              |
| Total:                 | 3,090          |
| Annual Appropriation?: | Yes            |
| Date Incurred:         | 05/19/2022     |
| FY of Last Payment:    | 2025           |

### **RathCleanup Expense**

|                        |                |
|------------------------|----------------|
| Debt/Obligation Type:  | Internal Loans |
| Principal:             | 0              |
| Interest:              | 0              |
| Total:                 | 0              |
| Annual Appropriation?: | Yes            |
| Date Incurred:         | 08/21/2021     |
| FY of Last Payment:    | 2023           |

### **11th Street Bridge Reconstruction**

|                        |                |
|------------------------|----------------|
| Debt/Obligation Type:  | Internal Loans |
| Principal:             | 0              |
| Interest:              | 0              |
| Total:                 | 0              |
| Annual Appropriation?: | Yes            |
| Date Incurred:         | 05/03/2021     |
| FY of Last Payment:    | 2025           |

### **54 Lane St Acq**

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Other Debt |
| Principal:             | 0          |
| Interest:              | 0          |
| Total:                 | 0          |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 07/09/2023 |
| FY of Last Payment:    | 2025       |

### **1651 Sycamore St Acq**

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Other Debt |
| Principal:             | 250,017    |
| Interest:              | 0          |
| Total:                 | 250,017    |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 08/01/2024 |
| FY of Last Payment:    | 2025       |

### **Eocene ESA Phase 1**

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Other Debt |
| Principal:             | 6,400      |
| Interest:              | 0          |
| Total:                 | 6,400      |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 09/26/2024 |
| FY of Last Payment:    | 2025       |

## Crystal ED Grant

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Other Debt |
| Principal:             | 2,237,883  |
| Interest:              | 0          |
| Total:                 | 2,237,883  |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 08/14/2017 |
| FY of Last Payment:    | 2031       |

## Non-Rebates For WATERLOO RATH AREA URBAN RENEWAL

|                         |   |
|-------------------------|---|
| TIF Expenditure Amount: | 0   |
| Tied To Debt:           | Fund 413 Refinanced 2006 Bonds                    |
| Tied To Project:        | Rath Demolitions                                  |
| TIF Expenditure Amount: | 0   |
| Tied To Debt:           | Rath area redevelopment Fund 414                  |
| Tied To Project:        | Rath Acquisitions                                 |
| TIF Expenditure Amount: | 0   |
| Tied To Debt:           | Rath area redevelopment Fund 414                  |
| Tied To Project:        | Rath Demolitions                                  |
| TIF Expenditure Amount: | 51,800  |
| Tied To Debt:           | Fund 416- 2016 Bonds                              |
| Tied To Project:        | Rath Acquisitions                                 |
| TIF Expenditure Amount: | 0   |
| Tied To Debt:           | Taxable GO Bonds Series 2013B<br>Refinanced 2021B |
| Tied To Project:        | Rath Demolitions                                  |
| TIF Expenditure Amount: | 25,788  |
| Tied To Debt:           | Rath fund 415-Reallocated to<br>Martin            |
| Tied To Project:        | Bonds Reallocated to Martin Rd                    |
| TIF Expenditure Amount: | 263,835   |
| Tied To Debt:           | Fund 417- G.O. Bonds 2017                         |
| Tied To Project:        | Rath Acquisitions                                 |
| TIF Expenditure Amount: | 66,080  |
| Tied To Debt:           | Taxable 2019B GO Bonds                            |
| Tied To Project:        | Property Acquisitions                             |
| TIF Expenditure Amount: | 0   |
| Tied To Debt:           | Taxable GO Bonds Series 2013B<br>Refinanced 2021B |
| Tied To Project:        | Rath Acquisitions                                 |
| TIF Expenditure Amount: | 463,230   |
| Tied To Debt:           | Taxable GO Bonds Series 2021B<br>New Money        |
| Tied To Project:        | 2021B Bonds Refi 2013B                            |
| TIF Expenditure Amount: | 6,140   |
| Tied To Debt:           | Administrative Expenses                           |
| Tied To Project:        | Administrative Expenses                           |
| TIF Expenditure Amount: | 7,750   |
| Tied To Debt:           | Rath Salaries                                     |
| Tied To Project:        | Rath Salaries                                     |
| TIF Expenditure Amount: | 3,090   |
| Tied To Debt:           | Asbestos Removal                                  |
| Tied To Project:        | Rath Vertical Kill Building<br>Demolition         |
| TIF Expenditure Amount: | 250,017   |
| Tied To Debt:           | 1651 Sycamore St Acq                              |
| Tied To Project:        | 1651 Sycamore St Acq                              |

|                         |                    |
|-------------------------|--------------------|
| TIF Expenditure Amount: | 6,400              |
| Tied To Debt:           | Eocene ESA Phase 1 |
| Tied To Project:        | Eocene ESA Phase 1 |

## Rebates For WATERLOO RATH AREA URBAN RENEWAL

### 1656 Sycamore St

|                               |   |
|-------------------------------|---|
| TIF Expenditure Amount:       | 570,917   |
| Rebate Paid To:               | Crystal Distribution  |
| Tied To Debt:                 | Crystal Distribution Rebate                                 |
| Tied To Project:              | Crystal Distribution Services, Inc<br>Development Agreement |
| Projected Final FY of Rebate: | 2034  |

### A&K Ventures

|                               |                        |
|-------------------------------|------------------------|
| TIF Expenditure Amount:       | 1,479                  |
| Rebate Paid To:               | A&K Ventures           |
| Tied To Debt:                 | A&K Investments        |
| Tied To Project:              | 1442/1620 Sycamore Acq |
| Projected Final FY of Rebate: | 2030                   |

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**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 - 1/1/2023 for FY 2025

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total      | Gas/Electric Utility | Total      |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed          | 0            | 4,508,950   | 26,130,250 | 1,747,670  | 0     | -12,000  | 32,342,370 | 0                    | 32,342,370 |
| Taxable           | 0            | 2,089,571   | 21,935,211 | 1,241,309  | 0     | -12,000  | 25,221,591 | 0                    | 25,221,591 |
| Homestead Credits |              |             |            |            |       |          |            |                      | 28         |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 6,051,570         | 25,221,591          | 25,221,591     | 0                  | 0                          |

FY 2025 TIF Revenue Received: 1,861,593

**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 - 1/1/2023 for FY 2025

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total      | Gas/Electric Utility | Total      |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed          | 0            | 40,330,543  | 30,060,917 | 1,104,690  | 0     | -133,423 | 71,073,477 | 0                    | 71,073,477 |
| Taxable           | 0            | 18,690,319  | 19,507,765 | 671,054    | 0     | -133,423 | 38,446,465 | 0                    | 38,446,465 |
| Homestead Credits |              |             |            |            |       |          |            |                      | 255        |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 49,503,460        | 21,703,440          | 21,992,690     | -289,250           | -10,773                    |

FY 2025 TIF Revenue Received: 0

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**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 - 1/1/2023 for FY 2025

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total     | Gas/Electric Utility | Total     |
|-------------------|--------------|-------------|------------|------------|-------|----------|-----------|----------------------|-----------|
| Assessed          | 0            | 896,020     | 3,634,030  | 59,430     | 0     | 0        | 4,582,980 | 0                    | 4,582,980 |
| Taxable           | 0            | 415,241     | 2,888,860  | 33,576     | 0     | 0        | 3,331,177 | 0                    | 3,331,177 |
| Homestead Credits |              |             |            |            |       |          |           |                      | 5         |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 1,817,200         | 2,765,780           | 2,772,280      | -6,500             | -242                       |

FY 2025 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 - 1/1/2023 for FY 2025

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total  | Gas/Electric Utility | Total  |
|-------------------|--------------|-------------|------------|------------|-------|----------|--------|----------------------|--------|
| Assessed          | 23,820       | 0           | 0          | 0          | 0     | 0        | 23,820 | 0                    | 23,820 |
| Taxable           | 17,111       | 0           | 0          | 0          | 0     | 0        | 17,111 | 0                    | 17,111 |
| Homestead Credits |              |             |            |            |       |          |        |                      | 0      |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 17,320            | 6,500               | 6,500          | 0                  | 0                          |

FY 2025 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**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/RATH UR TIF AMD3 INCRE  
 TIF Taxing District Inc. Number: 070437  
 TIF Taxing District Base Year: 2021  
 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 - 1/1/2023 for FY 2025

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total     | Gas/Electric Utility | Total     |
|-------------------|--------------|-------------|------------|------------|-------|----------|-----------|----------------------|-----------|
| Assessed          | 0            | 715,230     | 5,756,740  | 0          | 0     | -4,000   | 6,464,720 | 0                    | 6,464,720 |
| Taxable           | 0            | 331,457     | 4,563,892  | 0          | 0     | -4,000   | 4,888,099 | 0                    | 4,888,099 |
| Homestead Credits |              |             |            |            |       |          |           |                      | 5         |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 5,167,930         | 1,300,790           | 1,304,040      | -3,250             | -121                       |

FY 2025 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**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        | 12,839,174           |
| WATERLOO CITY/CEDAR FALLS SCH/UNIVERSITY AVENUE UR TIF INCREM | 070426   | 070427        | 1,282,254            |

**Urban Renewal Area Value by Class - 1/1/2023 for FY 2025**

|                   | Agricultural | Residential | Commercial  | Industrial | Other | Military | Total       | Gas/Electric Utility | Total       |
|-------------------|--------------|-------------|-------------|------------|-------|----------|-------------|----------------------|-------------|
| Assessed          | 0            | 27,730,468  | 102,524,332 | 2,393,210  | 0     | -36,000  | 132,521,010 | 0                    | 132,521,010 |
| Taxable           | 0            | 12,851,070  | 79,274,333  | 1,880,670  | 0     | -36,000  | 93,879,073  | 0                    | 93,879,073  |
| Homestead Credits |              |             |             |            |       |          |             |                      | 73          |

|   |               |          |   |
|---|---------------|----------|---|
| <b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:</b> | <b>18,978</b> | <b>0</b> | <b>Amount of 07-01-2024 Cash Balance Restricted for LMI</b> |
|---|---------------|----------|---|

|                                 |                |
|---------------------------------|----------------|
| TIF Revenue:                    | 519,104        |
| TIF Sp. Revenue Fund Interest:  | 0              |
| Property Tax Replacement Claims | 0              |
| Asset Sales & Loan Repayments:  | 0              |
| <b>Total Revenue:</b>           | <b>519,104</b> |

|                               |                |
|-------------------------------|----------------|
| Rebate Expenditures:          | 0              |
| Non-Rebate Expenditures:      | 482,274        |
| Returned to County Treasurer: | 0              |
| <b>Total Expenditures:</b>    | <b>482,274</b> |

|   |               |          |   |
|---|---------------|----------|---|
| <b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b> | <b>55,808</b> | <b>0</b> | <b>Amount of 06-30-2025 Cash Balance Restricted for LMI</b> |
|---|---------------|----------|---|

## 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                        |

### AECOM Services

|                      |                            |
|----------------------|----------------------------|
| Description:         | AECOM Services             |
| Classification:      | Roads, Bridges & Utilities |
| Physically Complete: | Yes                        |
| Payments Complete:   | Yes                        |

### HR Green Weismann Site Env

|                      |                                    |
|----------------------|------------------------------------|
| Description:         | Environmental Work - Weismann Site |
| Classification:      | Industrial/manufacturing property  |
| Physically Complete: | Yes                                |
| Payments Complete:   | No                                 |

### Prop Acq - Lots 409-415 Galloway Add

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

### University Ave Construction Projects

|                      |                             |
|----------------------|-----------------------------|
| Description:         | University Ave Improvements |
| Classification:      | Roads, Bridges & Utilities  |
| Physically Complete: | Yes                         |
| Payments Complete:   | No                          |

### Infill Agts - 113, 115, 116, 130 Axelwood Dr

|                      |   |
|----------------------|---|
| Description:         | Infill Housing Dev Agreements                 |
| Classification:      | Residential property (classified residential) |
| Physically Complete: | Yes   |
| Payments Complete:   | Yes   |

### Salaries

|              |                |
|--------------|----------------|
| Description: | Staff Salaries |
|--------------|----------------|

|                      |                         |
|----------------------|-------------------------|
| Classification:      | Administrative expenses |
| Physically Complete: | Yes                     |
| Payments Complete:   | Yes                     |

### **Hudson HDWE Plumbing Service Kills**

|                      |                             |
|----------------------|-----------------------------|
| Description:         | HDWE Plumbing Service Kills |
| Classification:      | Roads, Bridges & Utilities  |
| Physically Complete: | Yes                         |
| Payments Complete:   | Yes                         |

## Debts/Obligations For WATERLOO UNIVERSITY AVENUE URBAN RENEWAL

### Administrative Expenses

|                        |                |
|------------------------|----------------|
| Debt/Obligation Type:  | Internal Loans |
| Principal:             | 778            |
| Interest:              | 0              |
| Total:                 | 778            |
| Annual Appropriation?: | Yes            |
| Date Incurred:         | 06/20/2023     |
| FY of Last Payment:    | 2025           |

### Gateway Property Holdings

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 155,288    |
| Interest:              | 0          |
| Total:                 | 155,288    |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 08/02/2021 |
| FY of Last Payment:    | 2035       |

### Salaries

|                        |                |
|------------------------|----------------|
| Debt/Obligation Type:  | Internal Loans |
| Principal:             | 2,518          |
| Interest:              | 0              |
| Total:                 | 2,518          |
| Annual Appropriation?: | Yes            |
| Date Incurred:         | 06/17/2024     |
| FY of Last Payment:    | 2025           |

### AECOM Services

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Other Debt |
| Principal:             | 82,874     |
| Interest:              | 0          |
| Total:                 | 82,874     |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 11/04/2024 |
| FY of Last Payment:    | 2025       |

### HR Green Weismann ESA

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Other Debt |
| Principal:             | 744        |
| Interest:              | 0          |
| Total:                 | 744        |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 08/17/2020 |
| FY of Last Payment:    | 2025       |

### Hudson HDWE Plumbing Service Kills

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Other Debt |
| Principal:             | 3,810      |
| Interest:              | 0          |
| Total:                 | 3,810      |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 06/16/2025 |

FY of Last Payment: 2025

**University Ave Construction Contract 971**

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Other Debt |
| Principal:             | 391,550    |
| Interest:              | 0          |
| Total:                 | 391,550    |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 06/17/2024 |
| FY of Last Payment:    | 2025       |

## Non-Rebates For WATERLOO UNIVERSITY AVENUE URBAN RENEWAL

|                         |   |
|-------------------------|---|
| TIF Expenditure Amount: | 778   |
| Tied To Debt:           | Administrative Expenses                     |
| Tied To Project:        | Administrative Expenses                     |
| TIF Expenditure Amount: | 2,518                                       |
| Tied To Debt:           | Salaries                                    |
| Tied To Project:        | Salaries                                    |
| TIF Expenditure Amount: | 82,874                                      |
| Tied To Debt:           | AECOM Services                              |
| Tied To Project:        | AECOM Services                              |
| TIF Expenditure Amount: | 744   |
| Tied To Debt:           | HR Green Weismann ESA                       |
| Tied To Project:        | HR Green Weismann Site Env                  |
| TIF Expenditure Amount: | 3,810                                       |
| Tied To Debt:           | Hudson HDWE Plumbing Service<br>Kills       |
| Tied To Project:        | Hudson HDWE Plumbing Service<br>Kills       |
| TIF Expenditure Amount: | 391,550                                     |
| Tied To Debt:           | University Ave Construction<br>Contract 971 |
| Tied To Project:        | University Ave Construction<br>Projects     |

**▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025**

**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 |                      | <b>UR Designation</b> |  |
| FY TIF Revenue First Received:   | 0    | Slum                 | No                    |  |
| Subject to a Statutory end date? | No   | Blighted             | No                    |  |
|                                  |      | Economic Development | No                    |  |

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total       | Gas/Electric Utility | Total       |
|-------------------|--------------|-------------|------------|------------|-------|----------|-------------|----------------------|-------------|
| Assessed          | 0            | 26,357,712  | 90,444,778 | 2,393,210  | 0     | -36,000  | 119,071,950 | 0                    | 119,071,950 |
| Taxable           | 0            | 12,214,901  | 69,464,387 | 1,880,670  | 0     | -36,000  | 83,436,208  | 0                    | 83,436,208  |
| Homestead Credits |              |             |            |            |       |          |             |                      | 71          |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 86,056,160        | 33,051,790          | 12,839,174     | 20,212,616         | 752,789                    |

FY 2025 TIF Revenue Received: 519,104

**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 |                      | <b>UR Designation</b> |  |
| FY TIF Revenue First Received:   |      | Slum                 | No                    |  |
| Subject to a Statutory end date? | No   | Blighted             | No                    |  |
|                                  |      | Economic Development | No                    |  |

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total      | Gas/Electric Utility | Total      |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed          | 0            | 1,372,756   | 12,079,554 | 0          | 0     | 0        | 13,449,060 | 0                    | 13,449,060 |
| Taxable           | 0            | 636,169     | 9,809,946  | 0          | 0     | 0        | 10,442,865 | 0                    | 10,442,865 |
| Homestead Credits |              |             |            |            |       |          |            |                      | 2          |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 10,142,650        | 3,306,410           | 1,282,254      | 2,024,156          | 70,639                     |

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**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

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

UR Area Purpose:

**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        | 33,430,276           |
| WATERLOO CITY AG/WATERLOO SCH/WATERLOO NE IND UR TIF INCR        | 070183   | 070184        | 161,231              |
| WATERLOO CITY/WATERLOO SCH/WATERLOO NORTHEAST IND AMD 1 INCR     | 070263   | 070264        | 19,452,631           |
| WATERLOO CITY/WATERLOO SCH/WATERLOO NORTHEAST IND AMD2 INCR      | 070343   | 070344        | 913,580              |
| WATERLOO CITY/WATERLOO SCH/WATERLOO NORTHEAST IND AMD3-4 INCR    | 070355   | 070356        | 203,160              |
| 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 - 1/1/2023 for FY 2025**

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total      | Gas/Electric Utility | Total      |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed          | 901,130      | 1,389,370   | 58,252,430 | 7,602,230  | 0     | -4,000   | 68,131,410 | 0                    | 68,131,410 |
| Taxable           | 647,345      | 643,872     | 51,085,521 | 6,711,035  | 0     | -4,000   | 59,074,023 | 0                    | 59,074,023 |
| Homestead Credits |              |             |            |            |       |          |            |                      | 4          |

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:** -178,332      **0**      **Amount of 07-01-2024 Cash Balance Restricted for LMI**

|                                 |                  |
|---------------------------------|------------------|
| TIF Revenue:                    | 2,017,787        |
| TIF Sp. Revenue Fund Interest:  | 0                |
| Property Tax Replacement Claims | 8,338            |
| Asset Sales & Loan Repayments:  | 0                |
| <b>Total Revenue:</b>           | <b>2,026,125</b> |

|                               |                |
|-------------------------------|----------------|
| Rebate Expenditures:          | 110,574        |
| Non-Rebate Expenditures:      | 634,831        |
| Returned to County Treasurer: | 0              |
| <b>Total Expenditures:</b>    | <b>745,405</b> |

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:** 1,102,388      **0**      **Amount of 06-30-2025 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  |

### 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: | No  |
| Payments Complete:   | No  |

### **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 |
| 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 Improvements**

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

### **2020 GO Bonds (Control Grant)**

|                      |                                   |
|----------------------|-----------------------------------|
| Description:         | Payment for Control 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                                    |

### **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:         | Rebates for Gray Transport Expansion |
| Classification:      | Industrial/manufacturing property    |
| Physically Complete: | No                                   |
| Payments Complete:   | No                                   |

### **EDA Match Fiber Backbone**

|              |                             |
|--------------|-----------------------------|
| Description: | Payment for EDA Fiber Match |
|--------------|-----------------------------|

|                      |                            |
|----------------------|----------------------------|
| Classification:      | Roads, Bridges & Utilities |
| Physically Complete: | No                         |
| Payments Complete:   | No                         |

### **NEIA NEPA Study Match**

|                      |                                   |
|----------------------|-----------------------------------|
| Description:         | Payment for NEIA NEPA Study Match |
| Classification:      | Roads, Bridges & Utilities        |
| Physically Complete: | No                                |
| Payments Complete:   | Yes                               |

### **MidAmerican GT Drive Gas Main**

|                      |                                  |
|----------------------|----------------------------------|
| Description:         | Payment for MidAm GT Dr Gas Main |
| Classification:      | Roads, Bridges & Utilities       |
| Physically Complete: | No                               |
| Payments Complete:   | Yes                              |

### **Legal Eng Consulting**

|                      |   |
|----------------------|---|
| Description:         | Payment for Legal Engineering and Consulting Fees |
| Classification:      | Administrative expenses                           |
| Physically Complete: | No  |
| Payments Complete:   | Yes   |

### **Eocene Project Blackout**

|                      |                                     |
|----------------------|-------------------------------------|
| Description:         | Payment for Eocene Project Blackout |
| Classification:      | Industrial/manufacturing property   |
| Physically Complete: | No                                  |
| Payments Complete:   | Yes                                 |

### **Engineering Sewer Hook On Fee**

|                      |                                       |
|----------------------|---------------------------------------|
| Description:         | Payment for Engineering Sewer Hook On |
| Classification:      | Roads, Bridges & Utilities            |
| Physically Complete: | Yes                                   |
| Payments Complete:   | No                                    |

### **2025 GO Bonds Frost Land**

|                      |                                      |
|----------------------|--------------------------------------|
| Description:         | Payment for 2025 GO Bonds Frost Land |
| Classification:      | Acquisition of property              |
| Physically Complete: | No                                   |
| Payments Complete:   | No                                   |

### **New City Hall Project**

|                      |  |
|----------------------|--|
| Description:         | Payments for New Waterloo City Hall and Police         |
| Classification:      | Municipal and other publicly-owned or leased buildings |
| Physically Complete: | No   |
| Payments Complete:   | No   |

### **4FI Properties Rebate**

|                      |                                   |
|----------------------|-----------------------------------|
| Description:         | Rebate for 4FI Properties         |
| Classification:      | Industrial/manufacturing property |
| Physically Complete: | Yes                               |
| Payments Complete:   | No                                |

## Debts/Obligations For WATERLOO NE IND URBAN RENEWAL

### 2020 GO Bonds Con-trol Grant

|                        |                             |
|------------------------|-----------------------------|
| Debt/Obligation Type:  | Gen. Obligation Bonds/Notes |
| Principal:             | 1,055,000                   |
| Interest:              | 80,338                      |
| Total:                 | 1,135,338                   |
| 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:             | 140,000                     |
| Interest:              | 14,400                      |
| Total:                 | 154,400                     |
| Annual Appropriation?: | No                          |
| Date Incurred:         | 01/01/2020                  |
| FY of Last Payment:    | 2034                        |

### Salaries

|                        |                |
|------------------------|----------------|
| Debt/Obligation Type:  | Internal Loans |
| Principal:             | 7,010          |
| Interest:              | 0              |
| Total:                 | 7,010          |
| Annual Appropriation?: | Yes            |
| Date Incurred:         | 06/20/2023     |
| FY of Last Payment:    | 2023           |

### Administrative Expenses

|                        |                |
|------------------------|----------------|
| Debt/Obligation Type:  | Internal Loans |
| Principal:             | 901            |
| Interest:              | 0              |
| Total:                 | 901            |
| Annual Appropriation?: | Yes            |
| Date Incurred:         | 06/20/2023     |
| FY of Last Payment:    | 2023           |

### 4FI Properties LLC

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 1,234,962  |
| Interest:              | 0          |
| Total:                 | 1,234,962  |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 10/28/2019 |
| FY of Last Payment:    | 2031       |

### Farm Lease Taxes

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Other Debt |
| Principal:             | 4,110      |
| Interest:              | 0          |
| Total:                 | 4,110      |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 09/20/2022 |
| FY of Last Payment:    | 2023       |

### **Gray Transportation Rebates**

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 106,394    |
| Interest:              | 0          |
| Total:                 | 106,394    |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 02/07/2022 |
| FY of Last Payment:    | 2030       |

### **Frost Land Acq Bond 2025**

|                        |                             |
|------------------------|-----------------------------|
| Debt/Obligation Type:  | Gen. Obligation Bonds/Notes |
| Principal:             | 4,000,000                   |
| Interest:              | 2,421,945                   |
| Total:                 | 6,421,945                   |
| Annual Appropriation?: | No                          |
| Date Incurred:         | 09/03/2024                  |
| FY of Last Payment:    | 2040                        |

### **Grow Cedar Valley**

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Other Debt |
| Principal:             | 8,792      |
| Interest:              | 0          |
| Total:                 | 8,792      |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 07/03/2024 |
| FY of Last Payment:    | 2024       |

### **EDA Fiber Backbone project**

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Other Debt |
| Principal:             | 25,119     |
| Interest:              | 0          |
| Total:                 | 25,119     |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 09/03/2024 |
| FY of Last Payment:    | 2025       |

### **NEIA NEPA Study Match**

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Other Debt |
| Principal:             | 18,094     |
| Interest:              | 0          |
| Total:                 | 18,094     |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 02/05/2024 |
| FY of Last Payment:    | 2025       |

### **Engineering Hook on Fee**

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Other Debt |
| Principal:             | 8,275      |
| Interest:              | 0          |
| Total:                 | 8,275      |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 06/16/2024 |
| FY of Last Payment:    | 2025       |

### **AECOM MLK Wetland Design**

|                       |            |
|-----------------------|------------|
| Debt/Obligation Type: | Other Debt |
| Principal:            | 7,461      |
| Interest:             | 0          |

|                        |            |
|------------------------|------------|
| Total:                 | 7,461      |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 04/01/2024 |
| FY of Last Payment:    | 2025       |

### **Legal Engineering Consulting**

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Other Debt |
| Principal:             | 2,932      |
| Interest:              | 0          |
| Total:                 | 2,932      |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 05/01/2024 |
| FY of Last Payment:    | 2025       |

### **MLK Wetland Restoration**

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Other Debt |
| Principal:             | 107,297    |
| Interest:              | 0          |
| Total:                 | 107,297    |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 04/01/2024 |
| FY of Last Payment:    | 2025       |

### **MidAmerican GT Dr Gas Main**

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Other Debt |
| Principal:             | 11,786     |
| Interest:              | 0          |
| Total:                 | 11,786     |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 10/07/2024 |
| FY of Last Payment:    | 2025       |

### **Eocene Project Blackout**

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Other Debt |
| Principal:             | 36,072     |
| Interest:              | 0          |
| Total:                 | 36,072     |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 01/21/2025 |
| FY of Last Payment:    | 2025       |

### **3520 Newell St Waterworks**

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Other Debt |
| Principal:             | 12,823     |
| Interest:              | 0          |
| Total:                 | 12,823     |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 10/16/2024 |
| FY of Last Payment:    | 2025       |

### **Plunkett Raysich Architects**

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Other Debt |
| Principal:             | 225,001    |
| Interest:              | 0          |
| Total:                 | 225,001    |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 07/21/2025 |
| FY of Last Payment:    | 2025       |

## Non-Rebates For WATERLOO NE IND URBAN RENEWAL

|                         |                                      |
|-------------------------|--------------------------------------|
| TIF Expenditure Amount: | 17,800                               |
| Tied To Debt:           | 2020 GO Bonds Wetlands Restoration   |
| Tied To Project:        | 2020 GO Bonds (Wetlands Restoration) |
| TIF Expenditure Amount: | 141,358                              |
| Tied To Debt:           | 2020 GO Bonds Con-trol Grant         |
| Tied To Project:        | 2020 GO Bonds (Control Grant)        |
| TIF Expenditure Amount: | 8,792                                |
| Tied To Debt:           | Grow Cedar Valley                    |
| Tied To Project:        | GROW Cedar Valley                    |
| TIF Expenditure Amount: | 901                                  |
| Tied To Debt:           | Administrative Expenses              |
| Tied To Project:        | Administrative Expenses              |
| TIF Expenditure Amount: | 4,110                                |
| Tied To Debt:           | Farm Lease Taxes                     |
| Tied To Project:        | Farm Lease Taxes                     |
| TIF Expenditure Amount: | 25,119                               |
| Tied To Debt:           | EDA Fiber Backbone project           |
| Tied To Project:        | EDA Match Fiber Backbone             |
| TIF Expenditure Amount: | 18,094                               |
| Tied To Debt:           | NEIA NEPA Study Match                |
| Tied To Project:        | NEIA NEPA Study Match                |
| TIF Expenditure Amount: | 2,932                                |
| Tied To Debt:           | Legal Engineering Consulting         |
| Tied To Project:        | Legal Eng Consulting                 |
| TIF Expenditure Amount: | 7,461                                |
| Tied To Debt:           | AECOM MLK Wetland Design             |
| Tied To Project:        | MLK Wetlands AECOM Contract          |
| TIF Expenditure Amount: | 107,297                              |
| Tied To Debt:           | MLK Wetland Restoration              |
| Tied To Project:        | MLK Wetlands AECOM Contract          |
| TIF Expenditure Amount: | 8,275                                |
| Tied To Debt:           | Engineering Hook on Fee              |
| Tied To Project:        | Engineering Sewer Hook On Fee        |
| TIF Expenditure Amount: | 225,001                              |
| Tied To Debt:           | Plunkett Raysich Architects          |
| Tied To Project:        | New City Hall Project                |
| TIF Expenditure Amount: | 36,072                               |
| Tied To Debt:           | Eocene Project Blackout              |
| Tied To Project:        | Eocene Project Blackout              |
| TIF Expenditure Amount: | 11,786                               |
| Tied To Debt:           | MidAmerican GT Dr Gas Main           |
| Tied To Project:        | MidAmerican GT Drive Gas Main        |
| TIF Expenditure Amount: | 12,823                               |
| Tied To Debt:           | 3520 Newell St Waterworks            |
| Tied To Project:        | Newell Street Improvments            |

|                         |          |
|-------------------------|----------|
| TIF Expenditure Amount: | 7,010    |
| Tied To Debt:           | Salaries |
| Tied To Project:        | Salaries |

## Rebates For WATERLOO NE IND URBAN RENEWAL

### 2130 Newell St

|                               |                       |
|-------------------------------|-----------------------|
| TIF Expenditure Amount:       | 94,806                |
| Rebate Paid To:               | 4FI Properties        |
| Tied To Debt:                 | 4FI Properties LLC    |
| Tied To Project:              | 4FI Properties Rebate |
| Projected Final FY of Rebate: | 2033                  |

### 2317 NE Drive

|                               |                             |
|-------------------------------|-----------------------------|
| TIF Expenditure Amount:       | 15,768                      |
| Rebate Paid To:               | Gray Transportation         |
| Tied To Debt:                 | Gray Transportation Rebates |
| Tied To Project:              | Gray Transportation Rebates |
| Projected Final FY of Rebate: | 2029                        |

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**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 - 1/1/2023 for FY 2025

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total      | Gas/Electric Utility | Total      |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed          | 0            | 928,100     | 35,747,030 | 2,161,710  | 0     | -4,000   | 38,826,340 | 0                    | 38,826,340 |
| Taxable           | 0            | 430,107     | 31,130,616 | 1,880,053  | 0     | -4,000   | 33,430,276 | 0                    | 33,430,276 |
| Homestead Credits |              |             |            |            |       |          |            |                      | 2          |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 898,740           | 33,430,276          | 33,430,276     | 0                  | 0                          |

FY 2025 TIF Revenue Received: 2,017,787

**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 - 1/1/2023 for FY 2025

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total   | Gas/Electric Utility | Total   |
|-------------------|--------------|-------------|------------|------------|-------|----------|---------|----------------------|---------|
| Assessed          | 597,300      | 0           | 0          | 0          | 0     | 0        | 597,300 | 0                    | 597,300 |
| Taxable           | 429,082      | 0           | 0          | 0          | 0     | 0        | 429,082 | 0                    | 429,082 |
| Homestead Credits |              |             |            |            |       |          |         |                      | 0       |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 436,069           | 161,231             | 161,231        | 0                  | 0                          |

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**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 - 1/1/2023 for FY 2025

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total      | Gas/Electric Utility | Total      |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed          | 0            | 0           | 21,741,890 | 0          | 0     | 0        | 21,741,890 | 0                    | 21,741,890 |
| Taxable           | 0            | 0           | 19,452,631 | 0          | 0     | 0        | 19,452,631 | 0                    | 19,452,631 |
| Homestead Credits |              |             |            |            |       |          |            |                      | 0          |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 6,441             | 19,452,631          | 19,452,631     | 0                  | 0                          |

FY 2025 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 - 1/1/2023 for FY 2025

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total     | Gas/Electric Utility | Total     |
|-------------------|--------------|-------------|------------|------------|-------|----------|-----------|----------------------|-----------|
| Assessed          | 0            | 0           | 0          | 5,440,520  | 0     | 0        | 5,440,520 | 0                    | 5,440,520 |
| Taxable           | 0            | 0           | 0          | 4,830,982  | 0     | 0        | 4,830,982 | 0                    | 4,830,982 |
| Homestead Credits |              |             |            |            |       |          |           |                      | 0         |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 4,526,940         | 913,580             | 913,580        | 0                  | 0                          |

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**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 - 1/1/2023 for FY 2025

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total     | Gas/Electric Utility | Total     |
|-------------------|--------------|-------------|------------|------------|-------|----------|-----------|----------------------|-----------|
| Assessed          | 0            | 461,270     | 763,510    | 0          | 0     | 0        | 1,221,530 | 0                    | 1,221,530 |
| Taxable           | 0            | 213,765     | 502,274    | 0          | 0     | 0        | 712,789   | 0                    | 712,789   |
| Homestead Credits |              |             |            |            |       |          |           |                      | 2         |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 1,021,620         | 199,910             | 203,160        | -3,250             | -121                       |

FY 2025 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 - 1/1/2023 for FY 2025

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total   | Gas/Electric Utility | Total   |
|-------------------|--------------|-------------|------------|------------|-------|----------|---------|----------------------|---------|
| Assessed          | 273,370      | 0           | 0          | 0          | 0     | 0        | 273,370 | 0                    | 273,370 |
| Taxable           | 196,381      | 0           | 0          | 0          | 0     | 0        | 196,381 | 0                    | 196,381 |
| Homestead Credits |              |             |            |            |       |          |         |                      | 0       |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 274,340           | 0                   | 0              | 0                  | 0                          |

FY 2025 TIF Revenue Received: 0

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**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 - 1/1/2023 for FY 2025

|                   | 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 2025 | 0                 | 0                   | 0              | 0                  | 0                          |

FY 2025 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 - 1/1/2023 for FY 2025

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total  | Gas/Electric Utility | Total  |
|-------------------|--------------|-------------|------------|------------|-------|----------|--------|----------------------|--------|
| Assessed          | 30,460       | 0           | 0          | 0          | 0     | 0        | 30,460 | 0                    | 30,460 |
| Taxable           | 21,882       | 0           | 0          | 0          | 0     | 0        | 21,882 | 0                    | 21,882 |
| Homestead Credits |              |             |            |            |       |          |        |                      | 0      |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 41,410            | 0                   | 0              | 0                  | 0                          |

FY 2025 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**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

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

UR Area Purpose:

| 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        | 10,133,780           |
| WATERLOO CITY/WATERLOO SCH/MARTIN RD ECON DEV TIF AMD 3-5 INCR    | 070331   | 070332        | 34,078,539           |
| 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        | 1,732,750            |
| WATERLOO CITY/WATERLOO SCH/MARTIN RD ECON DEV TIF AMD 2 INCR      | 070337   | 070338        | 14,267,050           |
| WATERLOO CITY AG/WATERLOO SCH/MARTIN RD ECON DEV TIF AMD 2 INCR   | 070339   | 070340        | 0                    |
| WATERLOO CITY/WATERLOO SCH/MARTIN RD ECON DEV TIF AMD 6 INCR      | 070432   | 070433        | 1,404,270            |

**Urban Renewal Area Value by Class - 1/1/2023 for FY 2025**

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total      | Gas/Electric Utility | Total      |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed          | 479,910      | 6,702,622   | 75,608,798 | 7,761,540  | 0     | 0        | 90,546,370 | 0                    | 90,546,370 |
| Taxable           | 344,753      | 3,106,178   | 63,559,505 | 6,657,960  | 0     | 0        | 73,661,896 | 0                    | 73,661,896 |
| Homestead Credits |              |             |            |            |       |          |            |                      | 9          |

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:** -338,052      **0**      **Amount of 07-01-2024 Cash Balance Restricted for LMI**

|                                 |                  |
|---------------------------------|------------------|
| TIF Revenue:                    | 2,292,381        |
| TIF Sp. Revenue Fund Interest:  | 0                |
| Property Tax Replacement Claims | 318              |
| Asset Sales & Loan Repayments:  | 0                |
| <b>Total Revenue:</b>           | <b>2,292,699</b> |

|                               |                  |
|-------------------------------|------------------|
| Rebate Expenditures:          | 1,080,280        |
| Non-Rebate Expenditures:      | 896,968          |
| Returned to County Treasurer: | 0                |
| <b>Total Expenditures:</b>    | <b>1,977,248</b> |

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:** -22,601      **0**      **Amount of 06-30-2025 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                             |

### **Century Link Easement**

|                      |                         |
|----------------------|-------------------------|
| Description:         | Communications Easement |
| Classification:      | Acquisition of property |
| Physically Complete: | Yes                     |
| Payments Complete:   | Yes                     |

### **310 Upland Dr**

|                 |   |
|-----------------|---|
| Description:    | 310 Upland Drive Project                      |
| Classification: | Residential property (classified residential) |

|                      |    |
|----------------------|----|
| Physically Complete: | No |
| Payments Complete:   | No |

### **Byrnes Park Project**

|                      |  |
|----------------------|--|
| Description:         | Byrnes Park Project<br>Recreational facilities (lake development, parks, ball fields,<br>trails) |
| Classification:      |  |
| Physically Complete: | Yes  |
| Payments Complete:   | Yes  |

### **Construction Projects**

|                      |                            |
|----------------------|----------------------------|
| Description:         | Construction Projects      |
| Classification:      | Roads, Bridges & Utilities |
| Physically Complete: | No                         |
| Payments Complete:   | No                         |

### **Fusion Investments II**

|                      |                                   |
|----------------------|-----------------------------------|
| Description:         | Rebates for Fusion Investments II |
| Classification:      | Industrial/manufacturing property |
| Physically Complete: | Yes                               |
| Payments Complete:   | No                                |

## Debts/Obligations For WATERLOO MARTIN RD URBAN RENEWAL

### Deer Creek Development Grant

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Other Debt |
| Principal:             | 1,174,792  |
| Interest:              | 0          |
| Total:                 | 1,174,792  |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 10/16/2006 |
| FY of Last Payment:    | 2028       |

### BCS Properties (Reserves at Ridgeway) Rebate

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 1,641,755  |
| Interest:              | 0          |
| Total:                 | 1,641,755  |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 03/30/2015 |
| FY of Last Payment:    | 2034       |

### M & K Electric Rebate

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 3,678      |
| Interest:              | 0          |
| Total:                 | 3,678      |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 08/08/2016 |
| FY of Last Payment:    | 2024       |

### JAS Investments (Gubbels) Rebates

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 104,284    |
| Interest:              | 0          |
| Total:                 | 104,284    |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 03/28/2016 |
| FY of Last Payment:    | 2028       |

### Prairie Legacy Ventures (Hawkeye Stages) Rebates

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 52,381     |
| Interest:              | 0          |
| Total:                 | 52,381     |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 09/14/2015 |
| FY of Last Payment:    | 2028       |

### Cardinal Construction Rebate

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 191,668    |
| Interest:              | 0          |
| Total:                 | 191,668    |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 08/07/2017 |
| FY of Last Payment:    | 2025       |

## Loves Travel Stop Rebate

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 366,672    |
| Interest:              | 0          |
| Total:                 | 366,672    |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 10/17/2016 |
| FY of Last Payment:    | 2027       |

## Fund 415 - Taxable Martin Rd GO Bonds

|                        |                             |
|------------------------|-----------------------------|
| Debt/Obligation Type:  | Gen. Obligation Bonds/Notes |
| Principal:             | 6,000                       |
| Interest:              | 189                         |
| Total:                 | 6,189                       |
| 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:             | 60,000                      |
| Interest:              | 2,160                       |
| Total:                 | 62,160                      |
| 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:             | 1,045,000                   |
| Interest:              | 153,338                     |
| Total:                 | 1,198,338                   |
| 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:             | 25,000                      |
| Interest:              | 788                         |
| Total:                 | 25,788                      |
| 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:             | 50,000                      |
| Interest:              | 4,500                       |
| Total:                 | 54,500                      |
| Annual Appropriation?: | No                          |
| Date Incurred:         | 06/25/2019                  |
| FY of Last Payment:    | 2029                        |

## CRF Rentals Rebates

|                       |         |
|-----------------------|---------|
| Debt/Obligation Type: | Rebates |
| Principal:            | 13,298  |
| Interest:             | 0       |

|                        |            |
|------------------------|------------|
| Total:                 | 13,298     |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 03/05/2018 |
| FY of Last Payment:    | 2027       |

### **Warren Transport Rebates**

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 1,150,410  |
| Interest:              | 0          |
| Total:                 | 1,150,410  |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 11/18/2019 |
| FY of Last Payment:    | 2035       |

### **Fusion Investments**

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 697,136    |
| Interest:              | 0          |
| Total:                 | 697,136    |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 01/01/2020 |
| FY of Last Payment:    | 2022       |

### **Administrative Expenses**

|                        |                |
|------------------------|----------------|
| Debt/Obligation Type:  | Internal Loans |
| Principal:             | 3,625          |
| Interest:              | 0              |
| Total:                 | 3,625          |
| Annual Appropriation?: | Yes            |
| Date Incurred:         | 06/20/2023     |
| FY of Last Payment:    | 2023           |

### **LMV Rebates**

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 84,552     |
| Interest:              | 0          |
| Total:                 | 84,552     |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 02/28/2020 |
| FY of Last Payment:    | 2022       |

### **Fusion Investments II**

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 1,313,960  |
| Interest:              | 0          |
| Total:                 | 1,313,960  |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 08/07/2020 |
| FY of Last Payment:    | 2022       |

### **Salaries**

|                        |                |
|------------------------|----------------|
| Debt/Obligation Type:  | Internal Loans |
| Principal:             | 4,286          |
| Interest:              | 0              |
| Total:                 | 4,286          |
| Annual Appropriation?: | Yes            |
| 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?: | Yes        |
| 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?: | Yes        |
| 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?: | Yes        |
| Date Incurred:         | 04/17/2023 |
| FY of Last Payment:    | 2040       |

### **Brynes Park Project**

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Other Debt |
| Principal:             | 300,000    |
| Interest:              | 0          |
| Total:                 | 300,000    |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 04/21/2025 |
| FY of Last Payment:    | 2025       |

### **Fund 411 Taxable GO Bond**

|                        |                             |
|------------------------|-----------------------------|
| Debt/Obligation Type:  | Gen. Obligation Bonds/Notes |
| Principal:             | 20,000                      |
| Interest:              | 1,370                       |
| Total:                 | 21,370                      |
| Annual Appropriation?: | No                          |
| Date Incurred:         | 01/01/2012                  |
| FY of Last Payment:    | 2026                        |

### **310 Upland Dr**

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Other Debt |
| Principal:             | 1,475      |
| Interest:              | 0          |
| Total:                 | 1,475      |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 03/04/2024 |
| FY of Last Payment:    | 2025       |

## Non-Rebates For WATERLOO MARTIN RD URBAN RENEWAL

|                         |  |
|-------------------------|--|
| TIF Expenditure Amount: | 10,910                                     |
| Tied To Debt:           | Fund 411 Taxable GO Bond                   |
| Tied To Project:        | Property Acquisition                       |
| TIF Expenditure Amount: | 6,189                                      |
| Tied To Debt:           | Fund 415 - Taxable Martin Rd GO Bonds      |
| Tied To Project:        | Property Acquisition                       |
| TIF Expenditure Amount: | 31,425                                     |
| Tied To Debt:           | Fund 416- Taxable Martin Rd GO Bonds       |
| Tied To Project:        | Brock 3rd Addition Plat Cont 954           |
| TIF Expenditure Amount: | 151,770                                    |
| Tied To Debt:           | Fund 417- Martin Rd GO Bonds               |
| Tied To Project:        | Property Acquisition                       |
| TIF Expenditure Amount: | 25,788                                     |
| Tied To Debt:           | GO Bonds 415- Taxable (Transfer from Rath) |
| Tied To Project:        | Reallocated Bonds                          |
| TIF Expenditure Amount: | 11,500                                     |
| Tied To Debt:           | GO Bond Series 2019A                       |
| Tied To Project:        | Brock Sanitary Sewer Easement              |
| TIF Expenditure Amount: | 3,625                                      |
| Tied To Debt:           | Administrative Expenses                    |
| Tied To Project:        | Administrative Expenses                    |
| TIF Expenditure Amount: | 4,286                                      |
| Tied To Debt:           | Salaries                                   |
| Tied To Project:        | Salaries                                   |
| TIF Expenditure Amount: | 1,475                                      |
| Tied To Debt:           | 310 Upland Dr                              |
| Tied To Project:        | 310 Upland Dr                              |
| TIF Expenditure Amount: | 350,000                                    |
| Tied To Debt:           | Deer Creek Development Grant               |
| Tied To Project:        | Deer Creek Development Grant               |
| TIF Expenditure Amount: | 300,000                                    |
| Tied To Debt:           | Brynes Park Project                        |
| Tied To Project:        | Byrnes Park Project                        |

## Rebates For WATERLOO MARTIN RD URBAN RENEWAL

### 1850 W Ridgeway AVE

|                               |  |
|-------------------------------|--|
| TIF Expenditure Amount:       | 301,619  |
| 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:       | 17,737   |
| 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:       | 0                     |
| 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                  |

### 3173 Titan TI

|                               |                                   |
|-------------------------------|-----------------------------------|
| TIF Expenditure Amount:       | 29,102                            |
| 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:       | 209,992                  |
| 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:       | 2,242               |
| 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: | 35,032                |
| Rebate Paid To:         | Cardinal Construction |

|                               |  |
|-------------------------------|--|
| Tied To Debt:                 | Cardinal Construction Rebate                   |
| Tied To Project:              | Cardinal Construction<br>Development Agreement |
| Projected Final FY of Rebate: | 2031   |

### **1866 W Ridgeway**

|                               |             |
|-------------------------------|-------------|
| TIF Expenditure Amount:       | 63,874      |
| Rebate Paid To:               | LMV Rebates |
| Tied To Debt:                 | LMV Rebates |
| Tied To Project:              | LMV Rebates |
| Projected Final FY of Rebate: | 2023        |

### **Fusion Investments CV Crossing**

|                               |                    |
|-------------------------------|--------------------|
| TIF Expenditure Amount:       | 133,504            |
| Rebate Paid To:               | Fusion Investments |
| Tied To Debt:                 | Fusion Investments |
| Tied To Project:              | Fusion Investments |
| Projected Final FY of Rebate: | 2033               |

### **3530 Marnie**

|                               |                       |
|-------------------------------|-----------------------|
| TIF Expenditure Amount:       | 84,552                |
| Rebate Paid To:               | Fusion Investments II |
| Tied To Debt:                 | Fusion Investments II |
| Tied To Project:              | Fusion Investments II |
| Projected Final FY of Rebate: | 2039                  |

### **3124 Titan Trail**

|                               |                          |
|-------------------------------|--------------------------|
| TIF Expenditure Amount:       | 202,626                  |
| Rebate Paid To:               | Warren Transport         |
| Tied To Debt:                 | Warren Transport Rebates |
| Tied To Project:              | Warren Transport Rebates |
| Projected Final FY of Rebate: | 2036                     |

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**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 - 1/1/2023 for FY 2025

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total      | Gas/Electric Utility | Total      |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed          | 0            | 0           | 13,181,240 | 922,450    | 0     | 0        | 14,103,690 | 0                    | 14,103,690 |
| Taxable           | 0            | 0           | 11,024,785 | 764,719    | 0     | 0        | 11,789,504 | 0                    | 11,789,504 |
| Homestead Credits |              |             |            |            |       |          |            |                      | 0          |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 3,969,910         | 10,133,780          | 10,133,780     | 0                  | 0                          |

FY 2025 TIF Revenue Received: 2,292,381

**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 - 1/1/2023 for FY 2025

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total      | Gas/Electric Utility | Total      |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed          | 0            | 3,334,880   | 34,743,590 | 3,203,700  | 0     | 0        | 41,282,170 | 0                    | 41,282,170 |
| Taxable           | 0            | 1,545,473   | 29,716,621 | 2,816,445  | 0     | 0        | 34,078,539 | 0                    | 34,078,539 |
| Homestead Credits |              |             |            |            |       |          |            |                      | 1          |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 5,677,296         | 34,078,539          | 34,078,539     | 0                  | 0                          |

FY 2025 TIF Revenue Received: 0

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**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  | <table border="1"> <thead> <tr> <th colspan="2">UR Designation</th> </tr> </thead> <tbody> <tr> <td>Slum</td> <td>No</td> </tr> <tr> <td>Blighted</td> <td>No</td> </tr> <tr> <td>Economic Development</td> <td>No</td> </tr> </tbody> </table> | UR Designation |  | Slum | No | Blighted | No | Economic Development | No |
| UR Designation                   |   |   |                |  |      |    |          |    |                      |    |
| Slum                             | No  |   |                |  |      |    |          |    |                      |    |
| Blighted                         | No  |   |                |  |      |    |          |    |                      |    |
| Economic Development             | No  |   |                |  |      |    |          |    |                      |    |
| FY TIF Revenue First Received:   |   |   |                |  |      |    |          |    |                      |    |
| Subject to a Statutory end date? | No  |   |                |  |      |    |          |    |                      |    |

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total   | Gas/Electric Utility | Total   |
|-------------------|--------------|-------------|------------|------------|-------|----------|---------|----------------------|---------|
| Assessed          | 192,550      | 0           | 0          | 0          | 0     | 0        | 192,550 | 0                    | 192,550 |
| Taxable           | 138,323      | 0           | 0          | 0          | 0     | 0        | 138,323 | 0                    | 138,323 |
| Homestead Credits |              |             |            |            |       |          |         |                      | 0       |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 199,284           | 0                   | 0              | 0                  | 0                          |

FY 2025 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   | <table border="1"> <thead> <tr> <th colspan="2">UR Designation</th> </tr> </thead> <tbody> <tr> <td>Slum</td> <td>No</td> </tr> <tr> <td>Blighted</td> <td>No</td> </tr> <tr> <td>Economic Development</td> <td>No</td> </tr> </tbody> </table> | UR Designation |  | Slum | No | Blighted | No | Economic Development | No |
| UR Designation                   |  |   |                |  |      |    |          |    |                      |    |
| Slum                             | No   |   |                |  |      |    |          |    |                      |    |
| Blighted                         | No   |   |                |  |      |    |          |    |                      |    |
| Economic Development             | No   |   |                |  |      |    |          |    |                      |    |
| FY TIF Revenue First Received:   |  |   |                |  |      |    |          |    |                      |    |
| Subject to a Statutory end date? | No   |   |                |  |      |    |          |    |                      |    |

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total     | Gas/Electric Utility | Total     |
|-------------------|--------------|-------------|------------|------------|-------|----------|-----------|----------------------|-----------|
| Assessed          | 0            | 0           | 3,173,530  | 1,119,830  | 0     | 0        | 4,293,360 | 0                    | 4,293,360 |
| Taxable           | 0            | 0           | 2,328,683  | 882,526    | 0     | 0        | 3,211,209 | 0                    | 3,211,209 |
| Homestead Credits |              |             |            |            |       |          |           |                      | 0         |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 2,560,610         | 1,732,750           | 1,732,750      | 0                  | 0                          |

FY 2025 TIF Revenue Received: 0

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**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 - 1/1/2023 for FY 2025

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total      | Gas/Electric Utility | Total      |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed          | 0            | 2,257,012   | 18,945,848 | 76,740     | 0     | 0        | 21,273,100 | 0                    | 21,273,100 |
| Taxable           | 0            | 1,045,961   | 15,684,747 | 63,418     | 0     | 0        | 16,787,626 | 0                    | 16,787,626 |
| Homestead Credits |              |             |            |            |       |          |            |                      | 7          |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 7,012,550         | 14,260,550          | 14,267,050     | -6,500             | -242                       |

FY 2025 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 - 1/1/2023 for FY 2025

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total   | Gas/Electric Utility | Total   |
|-------------------|--------------|-------------|------------|------------|-------|----------|---------|----------------------|---------|
| Assessed          | 287,360      | 0           | 0          | 0          | 0     | 0        | 287,360 | 0                    | 287,360 |
| Taxable           | 206,430      | 0           | 0          | 0          | 0     | 0        | 206,430 | 0                    | 206,430 |
| Homestead Credits |              |             |            |            |       |          |         |                      | 0       |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 377,680           | 0                   | 0              | 0                  | 0                          |

FY 2025 TIF Revenue Received: 0

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**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 6 INCR  
 TIF Taxing District Inc. Number: 070433  
 TIF Taxing District Base Year: 2021  
 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 - 1/1/2023 for FY 2025

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total     | Gas/Electric Utility | Total     |
|-------------------|--------------|-------------|------------|------------|-------|----------|-----------|----------------------|-----------|
| Assessed          | 0            | 1,110,730   | 5,564,590  | 2,438,820  | 0     | 0        | 9,114,140 | 0                    | 9,114,140 |
| Taxable           | 0            | 514,744     | 4,804,669  | 2,130,852  | 0     | 0        | 7,450,265 | 0                    | 7,450,265 |
| Homestead Credits |              |             |            |            |       |          |           |                      | 1         |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 7,709,870         | 1,404,270           | 1,404,270      | 0                  | 0                          |

FY 2025 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**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

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

UR Area Purpose:

**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        | 46,033,910           |
| WATERLOO CITY/WATERLOO SCH/WATERLOO SAN MARNAN AMD2 INCR      | 070345   | 070346        | 1,684,056            |
| WATERLOO CITY/WATERLOO SCH/WATERLOO SAN MARNAN AMD3-4 INCR    | 070359   | 070360        | 3,474,030            |
| 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        | 926,940              |
| WATERLOO CITY/WATERLOO SCH/SAN MARNAN TIF AMD6 INCREM         | 070411   | 070412        | 11,759,170           |
| WATERLOO CITY AG/WATERLOO SCH/SAN MARNAN TIF AMD6 INCREM      | 070413   | 070414        | 42,930               |

**Urban Renewal Area Value by Class - 1/1/2023 for FY 2025**

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total      | Gas/Electric Utility | Total      |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed          | 1,921,700    | 3,105,078   | 77,699,142 | 0          | 0     | -4,000   | 82,715,420 | 0                    | 82,715,420 |
| Taxable           | 1,380,491    | 1,438,981   | 67,836,016 | 0          | 0     | -4,000   | 70,644,988 | 0                    | 70,644,988 |
| Homestead Credits |              |             |            |            |       |          |            |                      | 5          |

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:** -10,957,126      **0**      **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue: 2,373,712  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 674  
 Asset Sales & Loan Repayments: 300,000  
**Total Revenue: 2,674,386**

Rebate Expenditures: 575,022  
 Non-Rebate Expenditures: 2,787,746  
 Returned to County Treasurer: 0  
**Total Expenditures: 3,362,768**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:** -11,645,508      **0**      **Amount of 06-30-2025 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   |

### 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 comstruction 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                              |

## S. Waterloo Bus. Park Traffic Study

|                      |                            |
|----------------------|----------------------------|
| Description:         | Traffic Impact Analysis    |
| Classification:      | Roads, Bridges & Utilities |
| Physically Complete: | Yes                        |
| Payments Complete:   | Yes                        |

## Property Taxes

|                      |   |
|----------------------|---|
| Description:         | Property Taxes for City land being farmed |
| Classification:      | Industrial/manufacturing property         |
| Physically Complete: | Yes                                       |
| Payments Complete:   | Yes                                       |

## Legal Fees

|                      |                         |
|----------------------|-------------------------|
| Description:         | Fees for Legal Work     |
| Classification:      | Administrative expenses |
| Physically Complete: | Yes                     |
| Payments Complete:   | Yes                     |

### **PWM ED Grants S. Waterloo Bus. Park**

|                      |                            |
|----------------------|----------------------------|
| Description:         | Infrastructure Grant       |
| Classification:      | Roads, Bridges & Utilities |
| Physically Complete: | No                         |
| Payments Complete:   | No                         |

### **Locke Realty Inc. Rebates**

|                      |                                |
|----------------------|--------------------------------|
| Description:         | Rebates for Locke Funeral Home |
| Classification:      | Commercial - office properties |
| Physically Complete: | Yes                            |
| Payments Complete:   | No                             |

### **Eng Consulting Aquisitions and Legal Services**

|                      |   |
|----------------------|---|
| Description:         | Engineering Consulting and Legal Services |
| Classification:      | Administrative expenses                   |
| Physically Complete: | No  |
| Payments Complete:   | No  |

### **AECOM South Waterloo Business Park**

|                      |  |
|----------------------|--|
| Description:         | AECOM 23L South Waterloo Business Park |
| Classification:      | Roads, Bridges & Utilities             |
| Physically Complete: | No                                     |
| Payments Complete:   | No                                     |

### **Wolfe Land Acquisition**

|                      |   |
|----------------------|---|
| Description:         | Purchase Wolfe Land for South Waterloo BP |
| Classification:      | Acquisition of property                   |
| Physically Complete: | Yes                                       |
| Payments Complete:   | No  |

### **VI, 2 Rebate**

|                      |                     |
|----------------------|---------------------|
| Description:         | Rebates for VI, 2   |
| Classification:      | Commercial - retail |
| Physically Complete: | No                  |
| Payments Complete:   | No                  |

### **Lost Island Theme Park Rebates**

|                      |   |
|----------------------|---|
| Description:         | Rebates for Lost Island theme Park<br>Recreational facilities (lake development, parks, ball fields,<br>trails) |
| Classification:      |   |
| Physically Complete: | Yes   |
| Payments Complete:   | No  |

## Debts/Obligations For WATERLOO SAN MARNAN URBAN RENEWAL

### MFGC, LLC Rebate

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 28,608     |
| Interest:              | 0          |
| Total:                 | 28,608     |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 09/04/2012 |
| FY of Last Payment:    | 2025       |

### Green Acres Storage

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 130,810    |
| Interest:              | 0          |
| Total:                 | 130,810    |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 06/01/2015 |
| FY of Last Payment:    | 2025       |

### VGM Rebates

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 696,719    |
| Interest:              | 0          |
| Total:                 | 696,719    |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 04/27/2015 |
| FY of Last Payment:    | 2029       |

### Taylor Ventures Rebates

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 168,954    |
| Interest:              | 0          |
| Total:                 | 168,954    |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 02/15/2016 |
| FY of Last Payment:    | 2026       |

### Staff Salaries

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Other Debt |
| Principal:             | 6,208      |
| Interest:              | 0          |
| Total:                 | 6,208      |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 03/25/2021 |
| FY of Last Payment:    | 2025       |

### Canterbury Court Rebates

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 160,018    |
| Interest:              | 0          |
| Total:                 | 160,018    |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 09/17/2018 |
| FY of Last Payment:    | 2029       |

## 2020 GO Bond 420 (Shaulis Road)

|                        |                             |
|------------------------|-----------------------------|
| Debt/Obligation Type:  | Gen. Obligation Bonds/Notes |
| Principal:             | 1,520,000                   |
| Interest:              | 189,000                     |
| Total:                 | 1,709,000                   |
| Annual Appropriation?: | No                          |
| Date Incurred:         | 01/01/2020                  |
| FY of Last Payment:    | 2035                        |

## Fund 421 2021A New Money (Shaulis Rd)

|                        |                             |
|------------------------|-----------------------------|
| Debt/Obligation Type:  | Gen. Obligation Bonds/Notes |
| Principal:             | 1,400,000                   |
| Interest:              | 112,000                     |
| Total:                 | 1,512,000                   |
| Annual Appropriation?: | No                          |
| Date Incurred:         | 06/07/2021                  |
| FY of Last Payment:    | 2031                        |

## Lost Island Theme Park Rebates

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 3,878,916  |
| Interest:              | 0          |
| Total:                 | 3,878,916  |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 10/18/2021 |
| FY of Last Payment:    | 2043       |

## Locke Realty Inc Rebates

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 118,932    |
| Interest:              | 0          |
| Total:                 | 118,932    |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 01/02/2021 |
| FY of Last Payment:    | 2028       |

## Fund 322-2022A New Money Lost World

|                        |                             |
|------------------------|-----------------------------|
| Debt/Obligation Type:  | Gen. Obligation Bonds/Notes |
| Principal:             | 12,320,000                  |
| Interest:              | 2,714,200                   |
| Total:                 | 15,034,200                  |
| Annual Appropriation?: | No                          |
| Date Incurred:         | 04/18/2022                  |
| FY of Last Payment:    | 2041                        |

## GROW Cedar Valley

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Other Debt |
| Principal:             | 8,791      |
| Interest:              | 0          |
| Total:                 | 8,791      |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 07/19/2021 |
| FY of Last Payment:    | 2025       |

## Admin Expenses

|                       |            |
|-----------------------|------------|
| Debt/Obligation Type: | Other Debt |
| Principal:            | 3,880      |
| Interest:             | 0          |

|                        |            |
|------------------------|------------|
| Total:                 | 3,880      |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 03/25/2021 |
| FY of Last Payment:    | 2025       |

### **Fund 322 Shaulis Road Tax Exempt**

|                        |                             |
|------------------------|-----------------------------|
| Debt/Obligation Type:  | Gen. Obligation Bonds/Notes |
| Principal:             | 720,000                     |
| Interest:              | 104,056                     |
| Total:                 | 824,056                     |
| Annual Appropriation?: | No                          |
| Date Incurred:         | 04/18/2021                  |
| FY of Last Payment:    | 2032                        |

### **JSLK Holdings Rebates**

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 506,682    |
| Interest:              | 0          |
| Total:                 | 506,682    |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 02/07/2022 |
| FY of Last Payment:    | 2031       |

### **Eng, Consulting, Small Acq, and Legal Fees**

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Other Debt |
| Principal:             | 21,660     |
| Interest:              | 0          |
| Total:                 | 21,660     |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 06/24/2024 |
| FY of Last Payment:    | 2025       |

### **AECOM 23L South Waterloo BP**

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Other Debt |
| Principal:             | 311,810    |
| Interest:              | 0          |
| Total:                 | 311,810    |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 01/17/2023 |
| FY of Last Payment:    | 2025       |

### **Wolfe Land Acquisition**

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Other Debt |
| Principal:             | 1,265,242  |
| Interest:              | 0          |
| Total:                 | 1,265,242  |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 12/12/2024 |
| FY of Last Payment:    | 2026       |

### **VI, 2 Rebate**

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 87,766     |
| Interest:              | 0          |
| Total:                 | 87,766     |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 02/21/2022 |
| FY of Last Payment:    | 2032       |

## Non-Rebates For WATERLOO SAN MARNAN URBAN RENEWAL

|                         |  |
|-------------------------|--|
| TIF Expenditure Amount: | 155,400  |
| Tied To Debt:           | 2020 GO Bond 420 (Shaulis Road)                  |
| Tied To Project:        | Shaulis Road Reconstruction                      |
| TIF Expenditure Amount: | 228,000  |
| Tied To Debt:           | Fund 421 2021A New Money<br>(Shaulis Rd)         |
| Tied To Project:        | Shaulis Road Reconstruction                      |
| TIF Expenditure Amount: | 6,208  |
| Tied To Debt:           | Staff Salaries                                   |
| Tied To Project:        | Salaries   |
| TIF Expenditure Amount: | 8,791  |
| Tied To Debt:           | GROW Cedar Valley                                |
| Tied To Project:        | GROW Cedar Valley                                |
| TIF Expenditure Amount: | 3,880  |
| Tied To Debt:           | Admin Expenses                                   |
| Tied To Project:        | Administrative Expenses                          |
| TIF Expenditure Amount: | 1,317,188  |
| Tied To Debt:           | Fund 322-2022A New Money Lost<br>World           |
| Tied To Project:        | Fund 422 2022A New money Bond                    |
| TIF Expenditure Amount: | 102,188  |
| Tied To Debt:           | Fund 322 Shaulis Road Tax<br>Exempt              |
| Tied To Project:        | San Marnan Road Reconfiguration<br>Contract 942  |
| TIF Expenditure Amount: | 21,660   |
| Tied To Debt:           | Eng, Consulting, Small Acq, and<br>Legal Fees    |
| Tied To Project:        | Eng Consulting Aquisitions and<br>Legal Services |
| TIF Expenditure Amount: | 311,810  |
| Tied To Debt:           | AECOM 23L South Waterloo BP                      |
| Tied To Project:        | AECOM South Waterloo Business<br>Park            |
| TIF Expenditure Amount: | 632,621  |
| Tied To Debt:           | Wolfe Land Acquisition                           |
| Tied To Project:        | Wolfe Land Acquisition                           |

## Rebates For WATERLOO SAN MARNAN URBAN RENEWAL

### 945 Tower Park Dr

TIF Expenditure Amount: 0  
Rebate Paid To: Cardinal Construction, Inc.  
Tied To Project: Cardinal Construction, Inc.  
Development Agreement  
Projected Final FY of Rebate: 2023

### 836 Tower Park Dr

TIF Expenditure Amount: 28,608  
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: 130,810  
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: 121,226  
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: 40,650  
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: 27,480  
Rebate Paid To: Canterbury Court RE  
Tied To Debt: Canterbury Court Rebates  
Tied To Project: Canterbury Court Rebates  
Projected Final FY of Rebate: 2031

### 4140 Kimball Ave

TIF Expenditure Amount: 25,596  
Rebate Paid To: Locke Realty Inc.  
Tied To Debt: Locke Realty Inc Rebates  
Tied To Project: Locke Realty Inc. Rebates  
Projected Final FY of Rebate: 2028

### 2600 E Shaulis Rd

|                               |                                |
|-------------------------------|--------------------------------|
| TIF Expenditure Amount:       | 200,652                        |
| Rebate Paid To:               | Lost Island Theme Park         |
| Tied To Debt:                 | Lost Island Theme Park Rebates |
| Tied To Project:              | Lost Island Theme Park Rebates |
| Projected Final FY of Rebate: | 2044                           |

**▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025**

**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 - 1/1/2023 for FY 2025**

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total      | Gas/Electric Utility | Total      |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed          | 0            | 0           | 53,776,330 | 0          | 0     | 0        | 53,776,330 | 0                    | 53,776,330 |
| Taxable           | 0            | 0           | 47,416,507 | 0          | 0     | 0        | 47,416,507 | 0                    | 47,416,507 |
| Homestead Credits |              |             |            |            |       |          |            |                      | 0          |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 7,742,420         | 46,033,910          | 46,033,910     | 0                  | 0                          |

FY 2025 TIF Revenue Received: 2,373,712

**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 - 1/1/2023 for FY 2025**

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total     | Gas/Electric Utility | Total     |
|-------------------|--------------|-------------|------------|------------|-------|----------|-----------|----------------------|-----------|
| Assessed          | 0            | 543,290     | 1,729,960  | 0          | 0     | 0        | 2,273,250 | 0                    | 2,273,250 |
| Taxable           | 0            | 251,777     | 1,432,279  | 0          | 0     | 0        | 1,684,056 | 0                    | 1,684,056 |
| Homestead Credits |              |             |            |            |       |          |           |                      | 0         |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 369,910           | 1,684,056           | 1,684,056      | 0                  | 0                          |

FY 2025 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**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 - 1/1/2023 for FY 2025

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total     | Gas/Electric Utility | Total     |
|-------------------|--------------|-------------|------------|------------|-------|----------|-----------|----------------------|-----------|
| Assessed          | 0            | 1,848,960   | 5,065,080  | 0          | 0     | 0        | 6,910,790 | 0                    | 6,910,790 |
| Taxable           | 0            | 856,859     | 4,042,443  | 0          | 0     | 0        | 4,896,052 | 0                    | 4,896,052 |
| Homestead Credits |              |             |            |            |       |          |           |                      | 4         |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 3,440,010         | 3,470,780           | 3,474,030      | -3,250             | -121                       |

FY 2025 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 - 1/1/2023 for FY 2025

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total     | Gas/Electric Utility | Total     |
|-------------------|--------------|-------------|------------|------------|-------|----------|-----------|----------------------|-----------|
| Assessed          | 1,686,610    | 0           | 0          | 0          | 0     | 0        | 1,686,610 | 0                    | 1,686,610 |
| Taxable           | 1,211,611    | 0           | 0          | 0          | 0     | 0        | 1,211,611 | 0                    | 1,211,611 |
| Homestead Credits |              |             |            |            |       |          |           |                      | 0         |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 1,813,680         | 0                   | 0              | 0                  | 0                          |

FY 2025 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**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 - 1/1/2023 for FY 2025

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total     | Gas/Electric Utility | Total     |
|-------------------|--------------|-------------|------------|------------|-------|----------|-----------|----------------------|-----------|
| Assessed          | 0            | 0           | 4,273,920  | 0          | 0     | 0        | 4,273,920 | 0                    | 4,273,920 |
| Taxable           | 0            | 0           | 3,508,712  | 0          | 0     | 0        | 3,508,712 | 0                    | 3,508,712 |
| Homestead Credits |              |             |            |            |       |          |           |                      | 0         |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 3,346,980         | 926,940             | 926,940        | 0                  | 0                          |

FY 2025 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 - 1/1/2023 for FY 2025

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total      | Gas/Electric Utility | Total      |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed          | 0            | 712,828     | 12,853,852 | 0          | 0     | -4,000   | 13,559,430 | 0                    | 13,559,430 |
| Taxable           | 0            | 330,345     | 11,436,075 | 0          | 0     | -4,000   | 11,759,170 | 0                    | 11,759,170 |
| Homestead Credits |              |             |            |            |       |          |            |                      | 1          |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 975,650           | 11,759,170          | 11,759,170     | 0                  | 0                          |

FY 2025 TIF Revenue Received: 0

**▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025**

**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 - 1/1/2023 for FY 2025**

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total   | Gas/Electric Utility | Total   |
|-------------------|--------------|-------------|------------|------------|-------|----------|---------|----------------------|---------|
| Assessed          | 235,090      | 0           | 0          | 0          | 0     | 0        | 235,090 | 0                    | 235,090 |
| Taxable           | 168,880      | 0           | 0          | 0          | 0     | 0        | 168,880 | 0                    | 168,880 |
| Homestead Credits |              |             |            |            |       |          |         |                      | 0       |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 192,160           | 42,930              | 42,930         | 0                  | 0                          |

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**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

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.

UR Area Purpose:

**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        | 57,787,577           |
| 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        | 9,953,399            |
| WATERLOO CITY AG/WATERLOO SCH/CROSSROADS UR TIF AMD1-2 INCR   | 070389   | 070390        | 0                    |

**Urban Renewal Area Value by Class - 1/1/2023 for FY 2025**

|                   | Agricultural | Residential | Commercial  | Industrial | Other | Military | Total       | Gas/Electric Utility | Total       |
|-------------------|--------------|-------------|-------------|------------|-------|----------|-------------|----------------------|-------------|
| Assessed          | 162,620      | 14,713,154  | 330,251,286 | 2,434,230  | 0     | -4,000   | 347,541,040 | 0                    | 347,541,040 |
| Taxable           | 116,821      | 6,818,490   | 288,031,070 | 2,059,835  | 0     | -4,000   | 297,005,966 | 0                    | 297,005,966 |
| Homestead Credits |              |             |             |            |       |          |             |                      | 15          |

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:** -346,997      **0**      **Amount of 07-01-2024 Cash Balance Restricted for LMI**

|                                 |                  |
|---------------------------------|------------------|
| TIF Revenue:                    | 2,477,168        |
| TIF Sp. Revenue Fund Interest:  | 0                |
| Property Tax Replacement Claims | 0                |
| Asset Sales & Loan Repayments:  | 0                |
| <b>Total Revenue:</b>           | <b>2,477,168</b> |

|                               |                |
|-------------------------------|----------------|
| Rebate Expenditures:          | 265,594        |
| Non-Rebate Expenditures:      | 100,838        |
| Returned to County Treasurer: | 0              |
| <b>Total Expenditures:</b>    | <b>366,432</b> |

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:** 1,763,739      **0**      **Amount of 06-30-2025 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:   | Yes   |

### Dupaco Credit Union

|                      |   |
|----------------------|---|
| Description:         | Construction of new Credit Union located at 1946 Schukei Rd |
| Classification:      | Commercial - office properties                              |
| Physically Complete: | Yes   |
| Payments Complete:   | Yes   |

### 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 |
| Classification:      | Roads, Bridges & Utilities                   |
| Physically Complete: | No   |
| Payments Complete:   | No   |

## **Salaries**

|                      |                         |
|----------------------|-------------------------|
| Description:         | Salaries                |
| Classification:      | Administrative expenses |
| Physically Complete: | Yes                     |
| Payments Complete:   | Yes                     |

## **Crossroads Mall**

|                      |                               |
|----------------------|-------------------------------|
| Description:         | Crossroads Mall Redevelopment |
| Classification:      | Commercial - retail           |
| Physically Complete: | No                            |
| Payments Complete:   | No                            |

## **La Porte Rd Phase 1**

|                      |                            |
|----------------------|----------------------------|
| Description:         | La Porte Rd Phase 1        |
| Classification:      | Roads, Bridges & Utilities |
| Physically Complete: | No                         |
| Payments Complete:   | No                         |

## **Stormwater and Temp Easement**

|                      |  |
|----------------------|--|
| Description:         | Agreement for Stormwater and Temp Easement |
| Classification:      | Roads, Bridges & Utilities                 |
| Physically Complete: | Yes  |
| Payments Complete:   | Yes  |

## **Crossroads Blvd Median**

|                      |                                   |
|----------------------|-----------------------------------|
| Description:         | Paving for Crossroads Blvd Median |
| Classification:      | Roads, Bridges & Utilities        |
| Physically Complete: | Yes                               |
| Payments Complete:   | Yes                               |

## Debts/Obligations For WATERLOO CROSSROADS UR TIF

### Crossing Point Rebates

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 265,594    |
| Interest:              | 0          |
| Total:                 | 265,594    |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 09/16/2013 |
| FY of Last Payment:    | 2025       |

### Admin Expense

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Other Debt |
| Principal:             | 8,607      |
| Interest:              | 0          |
| Total:                 | 8,607      |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 06/17/2024 |
| FY of Last Payment:    | 2024       |

### Club Carwash Rebates

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 0          |
| Interest:              | 0          |
| Total:                 | 0          |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 04/20/2021 |
| FY of Last Payment:    | 2024       |

### AECOM design for Laporte Road

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Other Debt |
| Principal:             | 5,678      |
| Interest:              | 0          |
| Total:                 | 5,678      |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 04/04/2022 |
| FY of Last Payment:    | 2025       |

### Wetland Purchase for Laporte Road

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Other Debt |
| Principal:             | 0          |
| Interest:              | 0          |
| Total:                 | 0          |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 06/05/2023 |
| FY of Last Payment:    | 2025       |

### ROW Purchase for Laporte Road Reconstruction

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Other Debt |
| Principal:             | 0          |
| Interest:              | 0          |
| Total:                 | 0          |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 06/05/2023 |
| FY of Last Payment:    | 2025       |

## Crossroads Mall Phase I

|                        |                             |
|------------------------|-----------------------------|
| Debt/Obligation Type:  | Gen. Obligation Bonds/Notes |
| Principal:             | 18,000,000                  |
| Interest:              | 8,100,500                   |
| Total:                 | 26,100,500                  |
| Annual Appropriation?: | No                          |
| Date Incurred:         | 11/18/2024                  |
| FY of Last Payment:    | 2041                        |

## LaPorte Road GO Bond Fund 323

|                        |                             |
|------------------------|-----------------------------|
| Debt/Obligation Type:  | Gen. Obligation Bonds/Notes |
| Principal:             | 275,000                     |
| Interest:              | 58,200                      |
| Total:                 | 333,200                     |
| Annual Appropriation?: | No                          |
| Date Incurred:         | 03/06/2023                  |
| FY of Last Payment:    | 2033                        |

## Salaries

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Other Debt |
| Principal:             | 6,546      |
| Interest:              | 0          |
| Total:                 | 6,546      |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 06/16/2025 |
| FY of Last Payment:    | 2025       |

## La Porte Rd Phase 1 Acq

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Other Debt |
| Principal:             | 22,529     |
| Interest:              | 0          |
| Total:                 | 22,529     |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 12/18/2023 |
| FY of Last Payment:    | 2026       |

## Stormwater and Temp Easement Agreement

|                        |                             |
|------------------------|-----------------------------|
| Debt/Obligation Type:  | Gen. Obligation Bonds/Notes |
| Principal:             | 1,100                       |
| Interest:              | 0                           |
| Total:                 | 1,100                       |
| Annual Appropriation?: | No                          |
| Date Incurred:         | 01/12/2024                  |
| FY of Last Payment:    | 2025                        |

## Crossroads Blvd Median Paving

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Other Debt |
| Principal:             | 20,378     |
| Interest:              | 0          |
| Total:                 | 20,378     |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 05/21/2024 |
| FY of Last Payment:    | 2025       |

## Non-Rebates For WATERLOO CROSSROADS UR TIF

|                         |  |
|-------------------------|--|
| TIF Expenditure Amount: | 6,546                                  |
| Tied To Debt:           | Salaries                               |
| Tied To Project:        | Salaries                               |
| TIF Expenditure Amount: | 8,607                                  |
| Tied To Debt:           | Admin Expnese                          |
| Tied To Project:        | Administrative Expenses                |
| TIF Expenditure Amount: | 36,000                                 |
| Tied To Debt:           | LaPorte Road GO Bond Fund 323          |
| Tied To Project:        | Wetland Purchase                       |
| TIF Expenditure Amount: | 5,678                                  |
| Tied To Debt:           | AECOM design for Laporte Road          |
| Tied To Project:        | AECOM Laporte Road Design              |
| TIF Expenditure Amount: | 22,529                                 |
| Tied To Debt:           | La Porte Rd Phase 1 Acq                |
| Tied To Project:        | La Porte Rd Phase 1                    |
| TIF Expenditure Amount: | 1,100                                  |
| Tied To Debt:           | Stormwater and Temp Easement Agreement |
| Tied To Project:        | Stormwater and Temp Easement           |
| TIF Expenditure Amount: | 20,378                                 |
| Tied To Debt:           | Crossroads Blvd Median Paving          |
| Tied To Project:        | Crossroads Blvd Median                 |

## Rebates For WATERLOO CROSSROADS UR TIF

### 2060 Sovia Drive

|                               |                        |
|-------------------------------|------------------------|
| TIF Expenditure Amount:       | 265,594                |
| 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:       | 0             |
| Rebate Paid To:               | Atul Patel    |
| Tied To Project:              | Fairfield Inn |
| Projected Final FY of Rebate: | 2024          |

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**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 - 1/1/2023 for FY 2025

|                   | Agricultural | Residential | Commercial  | Industrial | Other | Military | Total       | Gas/Electric Utility | Total       |
|-------------------|--------------|-------------|-------------|------------|-------|----------|-------------|----------------------|-------------|
| Assessed          | 0            | 11,868,620  | 250,343,850 | 0          | 0     | -4,000   | 262,201,970 | 0                    | 262,201,970 |
| Taxable           | 0            | 5,500,255   | 220,256,910 | 0          | 0     | -4,000   | 225,746,665 | 0                    | 225,746,665 |
| Homestead Credits |              |             |             |            |       |          |             |                      | 7           |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 200,152,630       | 62,053,340          | 57,787,577     | 4,265,763          | 158,872                    |

FY 2025 TIF Revenue Received: 2,477,168

**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 - 1/1/2023 for FY 2025

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total | Gas/Electric Utility | Total |
|-------------------|--------------|-------------|------------|------------|-------|----------|-------|----------------------|-------|
| Assessed          | 4,300        | 0           | 0          | 0          | 0     | 0        | 4,300 | 0                    | 4,300 |
| Taxable           | 3,089        | 0           | 0          | 0          | 0     | 0        | 3,089 | 0                    | 3,089 |
| Homestead Credits |              |             |            |            |       |          |       |                      | 0     |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 5,300             | 0                   | 0              | 0                  | 0                          |

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**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 - 1/1/2023 for FY 2025

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total      | Gas/Electric Utility | Total      |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed          | 0            | 2,844,534   | 79,907,436 | 2,434,230  | 0     | 0        | 85,176,450 | 0                    | 85,176,450 |
| Taxable           | 0            | 1,318,235   | 67,774,160 | 2,059,835  | 0     | 0        | 71,142,480 | 0                    | 71,142,480 |
| Homestead Credits |              |             |            |            |       |          |            |                      | 8          |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 74,496,932        | 10,679,518          | 9,953,399      | 726,119            | 27,043                     |

FY 2025 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 - 1/1/2023 for FY 2025

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total   | Gas/Electric Utility | Total   |
|-------------------|--------------|-------------|------------|------------|-------|----------|---------|----------------------|---------|
| Assessed          | 158,320      | 0           | 0          | 0          | 0     | 0        | 158,320 | 0                    | 158,320 |
| Taxable           | 113,732      | 0           | 0          | 0          | 0     | 0        | 113,732 | 0                    | 113,732 |
| Homestead Credits |              |             |            |            |       |          |         |                      | 0       |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 228,258           | 0                   | 0              | 0                  | 0                          |

FY 2025 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**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

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.

UR Area Purpose:

| 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        | 44,185,602           |
| WATERLOO CITY AG/WATERLOO SCH/WATERLOO AIRPORT UR TIF INCR      | 070165   | 070166        | 123,868              |
| WATERLOO CITY/WATERLOO SCH/WATERLOO LOGAN UR TIF INCR           | 070235   | 070236        | 21,479,360           |
| WATERLOO CITY AG/WATERLOO SCH/WATERLOO LOGAN UR TIF INCR        | 070237   | 070238        | 23,920               |
| WATERLOO CITY/WATERLOO SCH/WATERLOO AIRPORT AMD 1 INCR          | 070253   | 070254        | 63,446,880           |
| WATERLOO CITY AG/WATERLOO SCH/WATERLOO AIRPORT AMD 1 INCR       | 070255   | 070256        | 270,830              |
| WATERLOO CITY/WATERLOO SCH WATERLOO LOGAN UR TIF AMD1 INCR      | 070317   | 070318        | 51,803,950           |
| 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        | 2,002,690            |
| WATERLOO CITY AG/WATERLOO SCH/EAST WATERLOO UNIFIED UR TIF INCR | 070430   | 070431        | 6,760                |

**Urban Renewal Area Value by Class - 1/1/2023 for FY 2025**

|                   | Agricultural | Residential | Commercial  | Industrial | Other | Military | Total       | Gas/Electric Utility | Total       |
|-------------------|--------------|-------------|-------------|------------|-------|----------|-------------|----------------------|-------------|
| Assessed          | 727,950      | 165,422,435 | 137,534,655 | 89,186,590 | 0     | -573,397 | 390,853,732 | 0                    | 390,853,732 |
| Taxable           | 522,939      | 76,661,450  | 110,092,311 | 77,649,365 | 0     | -573,397 | 262,908,167 | 0                    | 262,908,167 |
| Homestead Credits |              |             |             |            |       |          |             |                      | 1,055       |

|   |                   |          |   |
|---|-------------------|----------|---|
| <b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:</b> | <b>-8,662,205</b> | <b>0</b> | <b>Amount of 07-01-2024 Cash Balance Restricted for LMI</b> |
| TIF Revenue:  | 6,660,868         |          |   |
| TIF Sp. Revenue Fund Interest:                          | 0                 |          |   |
| Property Tax Replacement Claims                         | 7,389             |          |   |
| Asset Sales & Loan Repayments:                          | 0                 |          |   |
| <b>Total Revenue:</b>                                   | <b>6,668,257</b>  |          |   |
| Rebate Expenditures:                                    | 1,234,941         |          |   |
| Non-Rebate Expenditures:                                | 6,399,689         |          |   |
| Returned to County Treasurer:                           | 0                 |          |   |
| <b>Total Expenditures:</b>                              | <b>7,634,630</b>  |          |   |

|   |                   |          |   |
|---|-------------------|----------|---|
| <b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b> | <b>-9,628,578</b> | <b>0</b> | <b>Amount of 06-30-2025 Cash Balance Restricted for LMI</b> |
|---|-------------------|----------|---|

## 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                                    |

### **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: | Yes                                |
| 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: | Yes   |
| 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)      |
| 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   |

### **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<br>Mixed use property (ie: a significant portion is residential<br>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: | Yes   |
| Payments Complete:   | No  |

### **Dahlstrom Development Rebates**

|                      |   |
|----------------------|---|
| Description:         | Payment of rebates for new warehouse at corner of Wagner<br>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 |
| 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: | Yes                                  |
| Payments Complete:   | No                                   |

### **Leversee Road Development**

|                      |                                       |
|----------------------|---------------------------------------|
| Description:         | Payment for Leversee Road Development |
| Classification:      | Roads, Bridges & Utilities            |
| Physically Complete: | Yes                                   |
| 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                         |

### **Hyper Drive Cont 1051**

|                      |   |
|----------------------|---|
| Description:         | Payment for Hyper Drive Construction RISE |
| Classification:      | Roads, Bridges & Utilities                |
| Physically Complete: | Yes                                       |
| 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: | Yes                                |
| 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: | Yes                               |
| Payments Complete:   | Yes                               |

### **3 Stooges Development Grant**

|                      |   |
|----------------------|---|
| Description:         | Payment for 3 Stooges Development Grant |
| Classification:      | Industrial/manufacturing property       |
| Physically Complete: | Yes                                     |
| Payments Complete:   | Yes                                     |

### **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: | Yes   |
| Payments Complete:   | Yes   |

### **Waterloo Business Park Stage 1**

|                      |  |
|----------------------|--|
| Description:         | Payment for Waterloo Business Park Stage 1 |
| Classification:      | Commercial - retail                        |
| Physically Complete: | No   |
| Payments Complete:   | Yes  |

### **North Crossing Platting and Design**

|                      |  |
|----------------------|--|
| Description:         | Payment for North Crossing Platting and Design |
| Classification:      | Commercial - retail                            |
| Physically Complete: | Yes  |
| Payments Complete:   | No   |

### **Leversee Road Lift Station**

|                      |  |
|----------------------|--|
| Description:         | Payment for Leversee Road Lift Station |
| Classification:      | Roads, Bridges & Utilities             |
| Physically Complete: | Yes                                    |
| Payments Complete:   | No                                     |

### **Backbone Design for EDA Match**

|                      |   |
|----------------------|---|
| Description:         | Payment for Backbone Design for EDA Match |
| Classification:      | Roads, Bridges & Utilities                |
| Physically Complete: | No  |
| Payments Complete:   | Yes                                       |

### **Infrastructure Dev North Crossing DA**

|                      |  |
|----------------------|--|
| Description:         | Payment for Infrastructure Dev North Crossing DA |
| Classification:      | Commercial - retail                              |
| Physically Complete: | Yes  |
| Payments Complete:   | No   |

### **Byrnes and Gates Park Transformation**

|                      |   |
|----------------------|---|
| Description:         | Payment for Byrnes and Gates Park Transformation<br>Recreational facilities (lake development, parks, ball fields,<br>trails) |
| Classification:      |   |
| Physically Complete: | No  |
| Payments Complete:   | No  |

### **Construction Projects**

|                      |                                   |
|----------------------|-----------------------------------|
| Description:         | Payment for Construction Projects |
| Classification:      | Roads, Bridges & Utilities        |
| Physically Complete: | No                                |
| Payments Complete:   | No                                |

### **MidAmerican Gas Main Extension**

|                 |  |
|-----------------|--|
| Description:    | Waterloo Air and Rail Park 4th Add Payment |
| Classification: | Roads, Bridges & Utilities                 |

|                      |    |
|----------------------|----|
| Physically Complete: | No |
| Payments Complete:   | No |

### **MidAmerican Electrical Service**

|                      |  |
|----------------------|--|
| Description:         | Waterloo Air and Rail Park 4th Add Payment |
| Classification:      | Roads, Bridges & Utilities                 |
| Physically Complete: | No   |
| Payments Complete:   | No   |

### **MidAmerican Street Lights**

|                      |  |
|----------------------|--|
| Description:         | Waterloo Air and Rail Park 4th Add Payment |
| Classification:      | Roads, Bridges & Utilities                 |
| Physically Complete: | No   |
| Payments Complete:   | No   |

### **WBM LLC Rebates**

|                      |   |
|----------------------|---|
| Description:         | Payment of Rebates for WBM LLC                      |
| Classification:      | Commercial - warehouses and distribution facilities |
| Physically Complete: | Yes   |
| Payments Complete:   | No  |

### **Superior Properties, LLC Rebates**

|                      |   |
|----------------------|---|
| Description:         | Payment of Rebates for Superior Properties, LLC     |
| Classification:      | Commercial - warehouses and distribution facilities |
| Physically Complete: | Yes   |
| Payments Complete:   | No  |

### **JSA Dev 425 Franklin**

|                      |                                 |
|----------------------|---------------------------------|
| Description:         | Payment for 425 Franklin to JSA |
| Classification:      | Commercial - office properties  |
| Physically Complete: | No                              |
| Payments Complete:   | Yes                             |

### **St Mary's Site Project**

|                      |  |
|----------------------|--|
| Description:         | Payments for St Mary's Site Demo, Oversight, etc.      |
| Classification:      | Municipal and other publicly-owned or leased buildings |
| Physically Complete: | No   |
| Payments Complete:   | No   |

### **Airport Land Acquisition for IP**

|                      |  |
|----------------------|--|
| Description:         | Payment for Parcel f and f2 for airport land acq |
| Classification:      | Acquisition of property                          |
| Physically Complete: | No   |
| Payments Complete:   | Yes  |

### **HCC Foundation Dev Grant**

|                      |   |
|----------------------|---|
| Description:         | Payment for HCC Foundation Dev                |
| Classification:      | Residential property (classified residential) |
| Physically Complete: | Yes   |
| Payments Complete:   | Yes   |

### **WARP 4th Addition**

|                      |                                |
|----------------------|--------------------------------|
| Description:         | Payments for WARP 4th Addition |
| Classification:      | Roads, Bridges & Utilities     |
| Physically Complete: | No                             |

|                    |    |
|--------------------|----|
| Payments Complete: | No |
|--------------------|----|

### **ESA Phases Livingston Ln**

|                      |  |
|----------------------|--|
| Description:         | Payment for Airport ESA Phases                         |
| Classification:      | Municipal and other publicly-owned or leased buildings |
| Physically Complete: | No   |
| Payments Complete:   | No   |

### **Habitat Acquisition**

|                      |                                      |
|----------------------|--------------------------------------|
| Description:         | Payments to Habitat for Acquisitions |
| Classification:      | Acquisition of property              |
| Physically Complete: | Yes                                  |
| Payments Complete:   | Yes                                  |

### **Habitat Infill Grants**

|                      |   |
|----------------------|---|
| Description:         | Grants to Habitat for Infill Dev              |
| Classification:      | Residential property (classified residential) |
| Physically Complete: | Yes   |
| Payments Complete:   | Yes   |

### **500 Lake St Acq**

|                      |                         |
|----------------------|-------------------------|
| Description:         | 500 Lake St Acquisition |
| Classification:      | Acquisition of property |
| Physically Complete: | Yes                     |
| Payments Complete:   | Yes                     |

### **Farm Lease Taxes**

|                      |                  |
|----------------------|------------------|
| Description:         | Farm Lease Taxes |
| Classification:      | Agribusiness     |
| Physically Complete: | No               |
| Payments Complete:   | No               |

### **RNK Investments Rebates**

|                      |   |
|----------------------|---|
| Description:         | RNK Investments Rebates                             |
| Classification:      | Commercial - warehouses and distribution facilities |
| Physically Complete: | Yes   |
| Payments Complete:   | No  |

## Debts/Obligations For EAST WATERLOO UNIFIED UR & REDEVELOPMENT AREA

### ConAgra Rebate

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 4,196,268  |
| Interest:              | 0          |
| Total:                 | 4,196,268  |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 07/07/2008 |
| FY of Last Payment:    | 2038       |

### Hydrite Chemical Co Rebate

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 46,252     |
| Interest:              | 0          |
| Total:                 | 46,252     |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 12/17/2012 |
| FY of Last Payment:    | 2024       |

### North Crossing (Logan Plaza)

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 851,986    |
| Interest:              | 0          |
| Total:                 | 851,986    |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 01/25/2016 |
| FY of Last Payment:    | 2024       |

### Advanced Heat Treat (2018)

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 50,412     |
| Interest:              | 0          |
| Total:                 | 50,412     |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 06/18/2018 |
| FY of Last Payment:    | 2029       |

### A-Line ALO Rebates

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 524,328    |
| Interest:              | 0          |
| Total:                 | 524,328    |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 04/15/2019 |
| FY of Last Payment:    | 2042       |

### Dahlstrom Development Rebates

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 1,680,552  |
| Interest:              | 0          |
| Total:                 | 1,680,552  |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 10/08/2018 |

FY of Last Payment: 2033

### **KWWL Rebates**

Debt/Obligation Type: Rebates  
Principal: 191,452  
Interest: 0  
Total: 191,452  
Annual Appropriation?: Yes  
Date Incurred: 06/24/2013  
FY of Last Payment: 2030

### **GBG LLC Rebates**

Debt/Obligation Type: Rebates  
Principal: 189,602  
Interest: 0  
Total: 189,602  
Annual Appropriation?: Yes  
Date Incurred: 11/05/2018  
FY of Last Payment: 2029

### **Avita 2018 Expansion Rebates**

Debt/Obligation Type: Rebates  
Principal: 21,625  
Interest: 0  
Total: 21,625  
Annual Appropriation?: Yes  
Date Incurred: 01/03/2017  
FY of Last Payment: 2025

### **GO Bonds Fund 419 GO Bonds**

Debt/Obligation Type: Gen. Obligation Bonds/Notes  
Principal: 50,000  
Interest: 4,500  
Total: 54,500  
Annual Appropriation?: No  
Date Incurred: 05/06/2019  
FY of Last Payment: 2029

### **Paramount Investments**

Debt/Obligation Type: Rebates  
Principal: 8,376  
Interest: 0  
Total: 8,376  
Annual Appropriation?: Yes  
Date Incurred: 05/20/2020  
FY of Last Payment: 2027

### **North Crossing Platting and Design**

Debt/Obligation Type: Internal Loans  
Principal: 8,942  
Interest: 0  
Total: 8,942  
Annual Appropriation?: Yes  
Date Incurred: 06/06/2020  
FY of Last Payment: 2024

### **Demolition Costs**

Debt/Obligation Type: Internal Loans

|                        |            |
|------------------------|------------|
| Principal:             | 65,623     |
| Interest:              | 0          |
| Total:                 | 65,623     |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 08/28/2020 |
| FY of Last Payment:    | 2024       |

### **Salaries**

|                        |                |
|------------------------|----------------|
| Debt/Obligation Type:  | Internal Loans |
| Principal:             | 18,252         |
| Interest:              | 0              |
| Total:                 | 18,252         |
| Annual Appropriation?: | Yes            |
| Date Incurred:         | 06/16/2025     |
| FY of Last Payment:    | 2025           |

### **Administrative Expenses**

|                        |                |
|------------------------|----------------|
| Debt/Obligation Type:  | Internal Loans |
| Principal:             | 61,373         |
| Interest:              | 0              |
| Total:                 | 61,373         |
| Annual Appropriation?: | Yes            |
| Date Incurred:         | 06/25/2021     |
| FY of Last Payment:    | 2024           |

### **Hyper Drive RISE Contract 1051**

|                        |                |
|------------------------|----------------|
| Debt/Obligation Type:  | Internal Loans |
| Principal:             | 0              |
| Interest:              | 0              |
| Total:                 | 0              |
| Annual Appropriation?: | Yes            |
| Date Incurred:         | 09/02/2021     |
| FY of Last Payment:    | 2024           |

### **North Crossing land Purchase**

|                        |                |
|------------------------|----------------|
| Debt/Obligation Type:  | Internal Loans |
| Principal:             | 0              |
| Interest:              | 0              |
| Total:                 | 0              |
| Annual Appropriation?: | Yes            |
| Date Incurred:         | 06/06/2020     |
| FY of Last Payment:    | 2024           |

### **Chamberlin Expenses**

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Other Debt |
| Principal:             | 5,131      |
| Interest:              | 0          |
| Total:                 | 5,131      |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 08/07/2022 |
| FY of Last Payment:    | 2024       |

### **Waterloo Business Park Stage 1**

|                        |                |
|------------------------|----------------|
| Debt/Obligation Type:  | Internal Loans |
| Principal:             | 0              |
| Interest:              | 0              |
| Total:                 | 0              |
| Annual Appropriation?: | Yes            |
| Date Incurred:         | 01/17/2023     |

FY of Last Payment: 2024

### **Backbone Design for EDA Match**

Debt/Obligation Type: Internal Loans  
Principal: 160,809  
Interest: 0  
Total: 160,809  
Annual Appropriation?: Yes  
Date Incurred: 06/29/2023  
FY of Last Payment: 2025

### **Grow Cedar Valley**

Debt/Obligation Type: Other Debt  
Principal: 8,792  
Interest: 0  
Total: 8,792  
Annual Appropriation?: Yes  
Date Incurred: 07/03/2023  
FY of Last Payment: 2024

### **WARP 4th Addition**

Debt/Obligation Type: Internal Loans  
Principal: 3,936,277  
Interest: 0  
Total: 3,936,277  
Annual Appropriation?: Yes  
Date Incurred: 03/04/2024  
FY of Last Payment: 2025

### **Infrastructure Dev North Crossing DA**

Debt/Obligation Type: Other Debt  
Principal: 12,840,000  
Interest: 0  
Total: 12,840,000  
Annual Appropriation?: Yes  
Date Incurred: 05/15/2023  
FY of Last Payment: 2033

### **Byrnes and Gates Park Transformation**

Debt/Obligation Type: Internal Loans  
Principal: 2,750,000  
Interest: 0  
Total: 2,750,000  
Annual Appropriation?: Yes  
Date Incurred: 06/17/2024  
FY of Last Payment: 2025

### **Leversee Road Lift Station**

Debt/Obligation Type: Internal Loans  
Principal: 0  
Interest: 0  
Total: 0  
Annual Appropriation?: Yes  
Date Incurred: 12/28/2020  
FY of Last Payment: 2024

### **WBM, LLC**

Debt/Obligation Type: Rebates

|                        |            |
|------------------------|------------|
| Principal:             | 142,790    |
| Interest:              | 0          |
| Total:                 | 142,790    |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 12/19/2022 |
| FY of Last Payment:    | 2031       |

### **Superior Properties, LLC**

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 126,774    |
| Interest:              | 0          |
| Total:                 | 126,774    |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 06/20/2022 |
| FY of Last Payment:    | 2034       |

### **Waterworks Frontage Footage**

|                        |                |
|------------------------|----------------|
| Debt/Obligation Type:  | Internal Loans |
| Principal:             | 53,641         |
| Interest:              | 0              |
| Total:                 | 53,641         |
| Annual Appropriation?: | Yes            |
| Date Incurred:         | 06/16/2025     |
| FY of Last Payment:    | 2025           |

### **JSA 425 Franklin Grant**

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Other Debt |
| Principal:             | 85,000     |
| Interest:              | 0          |
| Total:                 | 85,000     |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 10/02/2023 |
| FY of Last Payment:    | 2025       |

### **St Mary's Demo and Oversight Costs**

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Other Debt |
| Principal:             | 134,195    |
| Interest:              | 0          |
| Total:                 | 134,195    |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 06/03/2024 |
| FY of Last Payment:    | 2025       |

### **Airport land Acq parcel f and f2**

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Other Debt |
| Principal:             | 178,322    |
| Interest:              | 0          |
| Total:                 | 178,322    |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 05/19/2025 |
| FY of Last Payment:    | 2025       |

### **HCC Foundation Dev Grant**

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Other Debt |
| Principal:             | 5,000      |
| Interest:              | 0          |
| Total:                 | 5,000      |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 12/06/2021 |

FY of Last Payment: 2025

### **Warp Dr PCI Utility Install**

Debt/Obligation Type: Internal Loans  
Principal: 166,094  
Interest: 0  
Total: 166,094  
Annual Appropriation?: Yes  
Date Incurred: 01/01/2025  
FY of Last Payment: 2025

### **MidAm Warp and Hyper Street Lights**

Debt/Obligation Type: Internal Loans  
Principal: 40,011  
Interest: 0  
Total: 40,011  
Annual Appropriation?: Yes  
Date Incurred: 11/18/2024  
FY of Last Payment: 2025

### **MidAm Electrical Dist Warp and Hyper**

Debt/Obligation Type: Internal Loans  
Principal: 358,857  
Interest: 0  
Total: 358,857  
Annual Appropriation?: Yes  
Date Incurred: 11/18/2024  
FY of Last Payment: 2025

### **MidAm Gas Distribution**

Debt/Obligation Type: Internal Loans  
Principal: 148,640  
Interest: 0  
Total: 148,640  
Annual Appropriation?: Yes  
Date Incurred: 11/18/2024  
FY of Last Payment: 2025

### **2790 Livingston ESA Phases**

Debt/Obligation Type: Other Debt  
Principal: 3,200  
Interest: 0  
Total: 3,200  
Annual Appropriation?: Yes  
Date Incurred: 02/03/2025  
FY of Last Payment: 2025

### **Habitat Infill Grant**

Debt/Obligation Type: Other Debt  
Principal: 10,000  
Interest: 0  
Total: 10,000  
Annual Appropriation?: Yes  
Date Incurred: 02/21/2022  
FY of Last Payment: 2025

### **Habitat Acq Grant - 512 Almond**

Debt/Obligation Type: Other Debt

|                        |            |
|------------------------|------------|
| Principal:             | 37,000     |
| Interest:              | 0          |
| Total:                 | 37,000     |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 08/19/2024 |
| FY of Last Payment:    | 2025       |

### **500 Lake Street Acq**

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Other Debt |
| Principal:             | 13,017     |
| Interest:              | 0          |
| Total:                 | 13,017     |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 04/11/2022 |
| FY of Last Payment:    | 2025       |

### **Farm Lease Taxes**

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Other Debt |
| Principal:             | 4,014      |
| Interest:              | 0          |
| Total:                 | 4,014      |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 06/16/2025 |
| FY of Last Payment:    | 2025       |

### **Zydeco Incentive Grant**

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Other Debt |
| Principal:             | 725,000    |
| Interest:              | 0          |
| Total:                 | 725,000    |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 06/16/2025 |
| FY of Last Payment:    | 2026       |

### **Parcel G Airport Land Release**

|                        |                |
|------------------------|----------------|
| Debt/Obligation Type:  | Internal Loans |
| Principal:             | 283,050        |
| Interest:              | 0              |
| Total:                 | 283,050        |
| Annual Appropriation?: | Yes            |
| Date Incurred:         | 09/02/2025     |
| FY of Last Payment:    | 2026           |

### **Hickory House Rebates**

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 32,780     |
| Interest:              | 0          |
| Total:                 | 32,780     |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 05/15/2023 |
| FY of Last Payment:    | 2031       |

### **All In Grocers Rebates**

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 1,102,880  |
| Interest:              | 0          |
| Total:                 | 1,102,880  |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 11/23/2020 |

FY of Last Payment: 2035

### **Koelker Properties**

Debt/Obligation Type: Rebates  
Principal: 26,330  
Interest: 0  
Total: 26,330  
Annual Appropriation?: Yes  
Date Incurred: 05/06/2019  
FY of Last Payment: 2031

### **RNK Investments Rebates**

Debt/Obligation Type: Rebates  
Principal: 128,710  
Interest: 0  
Total: 128,710  
Annual Appropriation?: Yes  
Date Incurred: 05/16/2022  
FY of Last Payment: 2029

### **3 Stooges (Wagner) Rebates**

Debt/Obligation Type: Rebates  
Principal: 8,890  
Interest: 0  
Total: 8,890  
Annual Appropriation?: Yes  
Date Incurred: 05/06/2024  
FY of Last Payment: 2033

### **JSA Dev (425 Franklin) Rebates**

Debt/Obligation Type: Rebates  
Principal: 68,700  
Interest: 0  
Total: 68,700  
Annual Appropriation?: Yes  
Date Incurred: 10/02/2023  
FY of Last Payment: 2041

### **3 Stooges WARP Dr Rebates**

Debt/Obligation Type: Rebates  
Principal: 122,700  
Interest: 0  
Total: 122,700  
Annual Appropriation?: Yes  
Date Incurred: 04/17/2023  
FY of Last Payment: 2031

### **International Paper Company**

Debt/Obligation Type: Rebates  
Principal: 11,567,070  
Interest: 0  
Total: 11,567,070  
Annual Appropriation?: Yes  
Date Incurred: 01/06/2025  
FY of Last Payment: 2041

### **Cedar River Contracting Rebates**

Debt/Obligation Type: Rebates

|                        |            |
|------------------------|------------|
| Principal:             | 286,700    |
| Interest:              | 0          |
| Total:                 | 286,700    |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 06/16/2025 |
| FY of Last Payment:    | 2031       |

### **BKKS Holdings Rebates**

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 248,110    |
| Interest:              | 0          |
| Total:                 | 248,110    |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 07/07/2025 |
| FY of Last Payment:    | 2031       |

### **3 Stooges (Geraldine) Rebates**

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 68,586     |
| Interest:              | 0          |
| Total:                 | 68,586     |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 07/21/2025 |
| FY of Last Payment:    | 2033       |

### **Back Alley Printers Rebate**

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 25,840     |
| Interest:              | 0          |
| Total:                 | 25,840     |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 02/05/2024 |
| FY of Last Payment:    | 2036       |

### **Kent Dierks Rebates**

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 37,820     |
| Interest:              | 0          |
| Total:                 | 37,820     |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 11/21/2024 |
| FY of Last Payment:    | 2030       |

### **Zydeco Investments Rebates**

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 889,770    |
| Interest:              | 0          |
| Total:                 | 889,770    |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 06/16/2025 |
| FY of Last Payment:    | 2046       |

### **Parcel H Airport Land Release**

|                        |                |
|------------------------|----------------|
| Debt/Obligation Type:  | Internal Loans |
| Principal:             | 294,750        |
| Interest:              | 0              |
| Total:                 | 294,750        |
| Annual Appropriation?: | Yes            |
| Date Incurred:         | 09/02/2025     |

FY of Last Payment:

2026

## Non-Rebates For EAST WATERLOO UNIFIED UR & REDEVELOPMENT AREA

|                         |                                      |
|-------------------------|--------------------------------------|
| TIF Expenditure Amount: | 11,500                               |
| Tied To Debt:           | GO Bonds Fund 419 GO Bonds           |
| Tied To Project:        | North Crossing (Logan Plaza)         |
| TIF Expenditure Amount: | 8,942                                |
| Tied To Debt:           | North Crossing Platting and Design   |
| Tied To Project:        | North Crossing (Logan Plaza)         |
| TIF Expenditure Amount: | 65,623                               |
| Tied To Debt:           | Demolition Costs                     |
| Tied To Project:        | Demolition Costs                     |
| TIF Expenditure Amount: | 8,942                                |
| Tied To Debt:           | North Crossing Platting and Design   |
| Tied To Project:        | North Crossing Platting and Design   |
| TIF Expenditure Amount: | 61,373                               |
| Tied To Debt:           | Administrative Expenses              |
| Tied To Project:        | Administrative Expenses              |
| TIF Expenditure Amount: | 5,131                                |
| Tied To Debt:           | Chamberlin Expenses                  |
| Tied To Project:        | Chamberlin Expenses                  |
| TIF Expenditure Amount: | 2,750,000                            |
| Tied To Debt:           | Byrnes and Gates Park Transformation |
| Tied To Project:        | Byrnes and Gates Park Transformation |
| TIF Expenditure Amount: | 148,640                              |
| Tied To Debt:           | MidAm Gas Distribution               |
| Tied To Project:        | MidAmerican Gas Main Extension       |
| TIF Expenditure Amount: | 358,857                              |
| Tied To Debt:           | MidAm Electrical Dist Warp and Hyper |
| Tied To Project:        | MidAmerican Electrical Service       |
| TIF Expenditure Amount: | 40,011                               |
| Tied To Debt:           | MidAm Warp and Hyper Street Lights   |
| Tied To Project:        | MidAmerican Street Lights            |
| TIF Expenditure Amount: | 53,641                               |
| Tied To Debt:           | Waterworks Frontage Footage          |
| Tied To Project:        | Water Works Front Footage            |
| TIF Expenditure Amount: | 85,000                               |
| Tied To Debt:           | JSA 425 Franklin Grant               |
| Tied To Project:        | JSA Dev 425 Franklin                 |
| TIF Expenditure Amount: | 134,195                              |
| Tied To Debt:           | St Mary's Demo and Oversight Costs   |
| Tied To Project:        | St Mary's Site Project               |
| TIF Expenditure Amount: | 178,322                              |
| Tied To Debt:           | Airport land Acq parcel f and f2     |
| Tied To Project:        | Airport Land Acquisition for IP      |

|                         |                                 |
|-------------------------|---------------------------------|
| TIF Expenditure Amount: | 5,000                           |
| Tied To Debt:           | HCC Foundation Dev Grant        |
| Tied To Project:        | HCC Foundation Dev Grant        |
| TIF Expenditure Amount: | 60,969                          |
| Tied To Debt:           | Backbone Design for EDA Match   |
| Tied To Project:        | Fiber Design Work               |
| TIF Expenditure Amount: | 1,751,468                       |
| Tied To Debt:           | WARP 4th Addition               |
| Tied To Project:        | WARP 4th Addition               |
| TIF Expenditure Amount: | 3,200                           |
| Tied To Debt:           | 2790 Livingston ESA Phases      |
| Tied To Project:        | ESA Phases Livingston Ln        |
| TIF Expenditure Amount: | 10,000                          |
| Tied To Debt:           | Habitat Infill Grant            |
| Tied To Project:        | Habitat Infill Grants           |
| TIF Expenditure Amount: | 37,000                          |
| Tied To Debt:           | Habitat Acq Grant - 512 Almond  |
| Tied To Project:        | Habitat Acquisition             |
| TIF Expenditure Amount: | 13,017                          |
| Tied To Debt:           | 500 Lake Street Acq             |
| Tied To Project:        | 500 Lake St Acq                 |
| TIF Expenditure Amount: | 4,014                           |
| Tied To Debt:           | Farm Lease Taxes                |
| Tied To Project:        | Farm Lease Taxes                |
| TIF Expenditure Amount: | 8,792                           |
| Tied To Debt:           | Grow Cedar Valley               |
| Tied To Project:        | GROW Cedar Valley               |
| TIF Expenditure Amount: | 18,252                          |
| Tied To Debt:           | Salaries                        |
| Tied To Project:        | Salaries                        |
| TIF Expenditure Amount: | 283,050                         |
| Tied To Debt:           | Parcel G Airport Land Release   |
| Tied To Project:        | Airport Land Acquisition for IP |
| TIF Expenditure Amount: | 294,750                         |
| Tied To Debt:           | Parcel H Airport Land Release   |
| Tied To Project:        | Airport Land Acquisition for IP |

## Rebates For EAST WATERLOO UNIFIED UR & REDEVELOPMENT AREA

### 2701 Midport Blvd

|                               |                               |
|-------------------------------|-------------------------------|
| TIF Expenditure Amount:       | 561,956                       |
| 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:       | 101,680         |
| Rebate Paid To:               | Kwwl Television |
| Tied To Debt:                 | KWWL Rebates    |
| Tied To Project:              | KWWL            |
| Projected Final FY of Rebate: | 2028            |

### 2815 WCF&N

|                               |   |
|-------------------------------|---|
| TIF Expenditure Amount:       | 46,252                                    |
| 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:       | 21,625                       |
| 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:       | 191,966                      |
| 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:       | 49,754          |
| 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:       | 0                     |
| Rebate Paid To:               | Paramount Investments |
| Tied To Debt:                 | Paramount Investments |
| Tied To Project:              | Paramount Investments |
| Projected Final FY of Rebate: | 2027                  |

### Aline ALO Hangar

|                               |                    |
|-------------------------------|--------------------|
| TIF Expenditure Amount:       | 30,988             |
| 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               |

### **2830 Geraldine**

|                               |  |
|-------------------------------|--|
| TIF Expenditure Amount:       | 0  |
| Rebate Paid To:               | Cedar Valley Warehouse II                          |
| Tied To Project:              | Cedar Valley Warehouse II<br>Development Agreement |
| Projected Final FY of Rebate: | 2024   |

### **3180 W Airline Hwy**

|                               |  |
|-------------------------------|--|
| TIF Expenditure Amount:       | 18,250   |
| Rebate Paid To:               | Koelker Properties LLC                           |
| Tied To Debt:                 | Koelker Properties                               |
| Tied To Project:              | Koelker Properties, LLC<br>Development Agreement |
| Projected Final FY of Rebate: | 2031   |

### **2811-2813 Geraldine Rd**

|                               |                 |
|-------------------------------|-----------------|
| TIF Expenditure Amount:       | 0               |
| Rebate Paid To:               | WBM, LLC        |
| Tied To Debt:                 | WBM, LLC        |
| Tied To Project:              | WBM LLC Rebates |
| Projected Final FY of Rebate: | 2031            |

### **3111 W. Airline Hwy**

|                               |                                  |
|-------------------------------|----------------------------------|
| TIF Expenditure Amount:       | 0                                |
| Rebate Paid To:               | Superior Properties, LLC         |
| Tied To Debt:                 | Superior Properties, LLC         |
| Tied To Project:              | Superior Properties, LLC Rebates |
| Projected Final FY of Rebate: | 2034                             |

### **2790 Livingston Ln**

|                               |                               |
|-------------------------------|-------------------------------|
| TIF Expenditure Amount:       | 186,728                       |
| Rebate Paid To:               | Dahlstrom Development LLC     |
| Tied To Debt:                 | Dahlstrom Development Rebates |
| Tied To Project:              | Dahlstrom Development Rebates |
| Projected Final FY of Rebate: | 2033                          |

### **3210 W Airline**

|                               |                         |
|-------------------------------|-------------------------|
| TIF Expenditure Amount:       | 25,742                  |
| Rebate Paid To:               | RNK Investments LLC     |
| Tied To Debt:                 | RNK Investments Rebates |
| Tied To Project:              | RNK Investments Rebates |
| Projected Final FY of Rebate: | 2029                    |

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**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 - 1/1/2023 for FY 2025

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total      | Gas/Electric Utility | Total      |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed          | 0            | 0           | 11,111,470 | 38,988,810 | 0     | 0        | 50,100,280 | 0                    | 50,100,280 |
| Taxable           | 0            | 0           | 9,357,617  | 34,827,985 | 0     | 0        | 44,185,602 | 0                    | 44,185,602 |
| Homestead Credits |              |             |            |            |       |          |            |                      | 0          |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 328,820           | 44,185,602          | 44,185,602     | 0                  | 0                          |

FY 2025 TIF Revenue Received: 6,660,868

**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 - 1/1/2023 for FY 2025

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total   | Gas/Electric Utility | Total   |
|-------------------|--------------|-------------|------------|------------|-------|----------|---------|----------------------|---------|
| Assessed          | 172,430      | 0           | 0          | 0          | 0     | 0        | 172,430 | 0                    | 172,430 |
| Taxable           | 123,868      | 0           | 0          | 0          | 0     | 0        | 123,868 | 0                    | 123,868 |
| Homestead Credits |              |             |            |            |       |          |         |                      | 0       |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 20,440            | 123,868             | 123,868        | 0                  | 0                          |

FY 2025 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**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 - 1/1/2023 for FY 2025

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total      | Gas/Electric Utility | Total      |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed          | 0            | 923,470     | 24,665,440 | 0          | 0     | 0        | 25,588,910 | 0                    | 25,588,910 |
| Taxable           | 0            | 427,960     | 21,476,322 | 0          | 0     | 0        | 21,904,282 | 0                    | 21,904,282 |
| Homestead Credits |              |             |            |            |       |          |            |                      | 0          |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 4,109,550         | 21,479,360          | 21,479,360     | 0                  | 0                          |

FY 2025 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 - 1/1/2023 for FY 2025

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total  | Gas/Electric Utility | Total  |
|-------------------|--------------|-------------|------------|------------|-------|----------|--------|----------------------|--------|
| Assessed          | 37,950       | 0           | 0          | 0          | 0     | 0        | 37,950 | 0                    | 37,950 |
| Taxable           | 27,263       | 0           | 0          | 0          | 0     | 0        | 27,263 | 0                    | 27,263 |
| Homestead Credits |              |             |            |            |       |          |        |                      | 0      |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 14,030            | 23,920              | 23,920         | 0                  | 0                          |

FY 2025 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**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 - 1/1/2023 for FY 2025

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total       | Gas/Electric Utility | Total       |
|-------------------|--------------|-------------|------------|------------|-------|----------|-------------|----------------------|-------------|
| Assessed          | 0            | 17,142,703  | 64,760,217 | 47,854,750 | 0     | -100,354 | 129,543,566 | 0                    | 129,543,566 |
| Taxable           | 0            | 7,944,413   | 51,905,576 | 41,157,305 | 0     | -100,354 | 100,793,190 | 0                    | 100,793,190 |
| Homestead Credits |              |             |            |            |       |          |             |                      | 88          |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 66,310,790        | 63,333,130          | 63,446,880     | -113,750           | -4,236                     |

FY 2025 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 - 1/1/2023 for FY 2025

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total   | Gas/Electric Utility | Total   |
|-------------------|--------------|-------------|------------|------------|-------|----------|---------|----------------------|---------|
| Assessed          | 490,870      | 0           | 0          | 0          | 0     | 0        | 490,870 | 0                    | 490,870 |
| Taxable           | 352,628      | 0           | 0          | 0          | 0     | 0        | 352,628 | 0                    | 352,628 |
| Homestead Credits |              |             |            |            |       |          |         |                      | 0       |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 220,040           | 270,830             | 270,830        | 0                  | 0                          |

FY 2025 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**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 - 1/1/2023 for FY 2025

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total       | Gas/Electric Utility | Total       |
|-------------------|--------------|-------------|------------|------------|-------|----------|-------------|----------------------|-------------|
| Assessed          | 0            | 132,974,080 | 30,284,050 | 1,235,620  | 0     | -425,043 | 162,848,456 | 0                    | 162,848,456 |
| Taxable           | 0            | 61,623,984  | 23,461,204 | 901,475    | 0     | -425,043 | 84,341,369  | 0                    | 84,341,369  |
| Homestead Credits |              |             |            |            |       |          |             |                      | 864         |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 112,689,800       | 50,583,699          | 51,803,950     | -1,220,251         | -45,446                    |

FY 2025 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 - 1/1/2023 for FY 2025

|                   | 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 2025 | 0                 | 0                   | 0              | 0                  | 0                          |

FY 2025 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**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 - 1/1/2023 for FY 2025

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total      | Gas/Electric Utility | Total      |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed          | 0            | 14,382,182  | 6,713,478  | 1,107,410  | 0     | -48,000  | 22,044,570 | 0                    | 22,044,570 |
| Taxable           | 0            | 6,665,093   | 3,891,592  | 762,600    | 0     | -48,000  | 11,160,785 | 0                    | 11,160,785 |
| Homestead Credits |              |             |            |            |       |          |            |                      | 103        |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 20,200,380        | 1,892,190           | 2,002,690      | -110,500           | -4,115                     |

FY 2025 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/EAST WATERLOO UNIFIED UR TIF INCR |  |
| TIF Taxing District Inc. Number: | 070431  |  |
| 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 - 1/1/2023 for FY 2025

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total  | Gas/Electric Utility | Total  |
|-------------------|--------------|-------------|------------|------------|-------|----------|--------|----------------------|--------|
| Assessed          | 26,700       | 0           | 0          | 0          | 0     | 0        | 26,700 | 0                    | 26,700 |
| Taxable           | 19,180       | 0           | 0          | 0          | 0     | 0        | 19,180 | 0                    | 19,180 |
| Homestead Credits |              |             |            |            |       |          |        |                      | 0      |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 19,940            | 6,760               | 6,760          | 0                  | 0                          |

FY 2025 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**Urban Renewal Area Data Collection**

Local Government Name: WATERLOO (07G054)  
 Urban Renewal Area: WATERLOO SCHOITZ URBAN RENEWAL  
 UR Area Number: 07051

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/SCHOITZ ECONOMIC DEVELOPMENT UR TIF INCREM | 070438   | 070439        | 2,294,870            |

**Urban Renewal Area Value by Class - 1/1/2023 for FY 2025**

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total     | Gas/Electric Utility | Total     |
|-------------------|--------------|-------------|------------|------------|-------|----------|-----------|----------------------|-----------|
| Assessed          | 0            | 557,840     | 3,288,080  | 0          | 0     | 0        | 3,845,920 | 0                    | 3,845,920 |
| Taxable           | 0            | 258,518     | 2,697,329  | 0          | 0     | 0        | 2,955,847 | 0                    | 2,955,847 |
| Homestead Credits |              |             |            |            |       |          |           |                      | 0         |

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:** -683      0      **Amount of 07-01-2024 Cash Balance Restricted for LMI**

|                                 |               |
|---------------------------------|---------------|
| TIF Revenue:                    | 85,470        |
| TIF Sp. Revenue Fund Interest:  | 0             |
| Property Tax Replacement Claims | 0             |
| Asset Sales & Loan Repayments:  | 0             |
| <b>Total Revenue:</b>           | <b>85,470</b> |

|                               |               |
|-------------------------------|---------------|
| Rebate Expenditures:          | 0             |
| Non-Rebate Expenditures:      | 60,143        |
| Returned to County Treasurer: | 0             |
| <b>Total Expenditures:</b>    | <b>60,143</b> |

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:** 24,644      0      **Amount of 06-30-2025 Cash Balance Restricted for LMI**

## Projects For WATERLOO SCHOITZ URBAN RENEWAL

### Administrative Expenses

|                      |                         |
|----------------------|-------------------------|
| Description:         | Administrative Expenses |
| Classification:      | Administrative expenses |
| Physically Complete: | No                      |
| Payments Complete:   | No                      |

### C-10 Investments

|                      |  |
|----------------------|--|
| Description:         | C-10 Investments   |
| Classification:      | Commercial - apartment/condos (residential use, classified commercial) |
| Physically Complete: | Yes  |
| Payments Complete:   | Yes  |

### C-10 Investments Rebates

|                      |  |
|----------------------|--|
| Description:         | Rebates for C-10 Investments   |
| Classification:      | Commercial - apartment/condos (residential use, classified commercial) |
| Physically Complete: | Yes  |
| Payments Complete:   | No   |

## Debts/Obligations For WATERLOO SCHOITZ URBAN RENEWAL

### Administrative Expenses

|                        |                |
|------------------------|----------------|
| Debt/Obligation Type:  | Internal Loans |
| Principal:             | 143            |
| Interest:              | 0              |
| Total:                 | 143            |
| Annual Appropriation?: | Yes            |
| Date Incurred:         | 06/16/2025     |
| FY of Last Payment:    | 2025           |

### C-10 Investments Infill Grant

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Other Debt |
| Principal:             | 60,000     |
| Interest:              | 0          |
| Total:                 | 60,000     |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 10/18/2021 |
| FY of Last Payment:    | 2025       |

### C-10 Investments Rebate

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 103,504    |
| Interest:              | 0          |
| Total:                 | 103,504    |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 10/18/2021 |
| FY of Last Payment:    | 2033       |

## Non-Rebates For WATERLOO SCHOITZ URBAN RENEWAL

|                         |                               |
|-------------------------|-------------------------------|
| TIF Expenditure Amount: | 143                           |
| Tied To Debt:           | Administrative Expenses       |
| Tied To Project:        | Administrative Expenses       |
| TIF Expenditure Amount: | 60,000                        |
| Tied To Debt:           | C-10 Investments Infill Grant |
| Tied To Project:        | C-10 Investments              |

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

|                                  |  |                         |
|----------------------------------|--|-------------------------|
| Local Government Name:           | WATERLOO (07G054)  |                         |
| Urban Renewal Area:              | WATERLOO SCHOITZ URBAN RENEWAL (07051)                     |                         |
| TIF Taxing District Name:        | WATERLOO CITY/WATERLOO SCH/SCHOITZ ECONOMIC DEVELOPMENT UR |                         |
| TIF INCREM                       |  |                         |
| TIF Taxing District Inc. Number: | 070439   |                         |
| TIF Taxing District Base Year:   | 0  | <b>UR Designation</b>   |
| FY TIF Revenue First Received:   |  | Slum No                 |
| Subject to a Statutory end date? | No   | Blighted No             |
|                                  |  | Economic Development No |

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total     | Gas/Electric Utility | Total     |
|-------------------|--------------|-------------|------------|------------|-------|----------|-----------|----------------------|-----------|
| Assessed          | 0            | 557,840     | 3,288,080  | 0          | 0     | 0        | 3,845,920 | 0                    | 3,845,920 |
| Taxable           | 0            | 258,518     | 2,697,329  | 0          | 0     | 0        | 2,955,847 | 0                    | 2,955,847 |
| Homestead Credits |              |             |            |            |       |          |           |                      | 0         |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 1,551,050         | 2,294,870           | 2,294,870      | 0                  | 0                          |

FY 2025 TIF Revenue Received: 85,470