

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

**Levy Authority Summary**

Local Government Name: KEOKUK  
 Local Government Number: 56G533

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
KEOKUK SENIOR LOFTS UR	56147	1
AMENDED TWIN RIVER UR	56301	7

**TIF Debt Outstanding: 20,400,654**

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 58,558      0      Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	1,569,643	
TIF Sp. Revenue Fund Interest:	0	
Property Tax Replacement Claims	15,036	
Asset Sales & Loan Repayments:	0	
<b>Total Revenue:</b>	<b>1,584,679</b>	

Rebate Expenditures:	10,268	
Non-Rebate Expenditures:	1,234,769	
Returned to County Treasurer:	0	
<b>Total Expenditures:</b>	<b>1,245,037</b>	

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 398,200      0      Amount of 06-30-2025 Cash Balance Restricted for LMI**

**Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 18,757,417**

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**Urban Renewal Area Data Collection**

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

UR Area Creation Date:

UR Area Purpose:

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
KEOKUK CITY/KEOKUK SCH/KEOKUK SENIOR LOFTS UR TIF INCREMENT	560147	560148	490,200

**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	0	1,820,570	0	0	0	1,820,570	0	1,820,570
Taxable	0	0	1,573,027	0	0	0	1,573,027	0	1,573,027
Homestead Credits									0

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

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

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>0</b>

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

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**TIF Taxing District Data Collection**

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

UR Designation	
Slum	No
Blighted	No
Economic Development	No

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,820,570	0	0	0	1,820,570	0	1,820,570
Taxable	0	0	1,573,027	0	0	0	1,573,027	0	1,573,027
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,330,370	490,200	490,200	0	0

FY 2025 TIF Revenue Received: 0

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**Urban Renewal Area Data Collection**

Local Government Name: KEOKUK (56G533)  
 Urban Renewal Area: AMENDED TWIN RIVER UR  
 UR Area Number: 56301

UR Area Creation Date: 07/1990

Renewal activities designed to provide opportunities, community economic incentives, and sites for development purposes, industrial and commercial including new and expanded industrial and commercial development.

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
KEOKUK CITY/KEOKUK SCH/TWIN RIVER UR TIF INCREMENT	560067	560068	30,398,191
KEOKUK CITY AG/KEOKUK SCH/TWIN RIVER UR TIF INCREMENT	560069	560070	0
KEOKUK CITY/KEOKUK SCH/KEOKUK SR HOUSING UR TIF INCREMENT	560111	560112	1,327,956
KEOKUK CITY/KEOKUK SCH/DOWNTOWN KEOKUK UR TIF INCREMENT	560117	560118	287,747
KEOKUK CTIY/KEOKUK SCH/NORTH MAIN STR KEOKUK UR INCREMENT	560141	560142	3,335,792
KEOKUK CITY/KEOKUK SCH/2020 PARCEL AMENDMENT TIF INCREM	560151	560152	4,657
AMENDMENT NO. 7 SUBAREA INCREMENT	560153	560154	3,021,372

**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	5,333,599	25,350,913	40,770,680	0	-40,000	71,415,192	0	71,415,192
Taxable	0	2,471,735	17,359,804	36,034,404	0	-40,000	55,790,193	0	55,790,193
Homestead Credits									37

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 58,558 0 Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	1,569,643
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Property Tax Replacement Claims	15,036
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>1,584,679</b>

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**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 398,200 0 Amount of 06-30-2025 Cash Balance Restricted for LMI**

## Projects For AMENDED TWIN RIVER UR

### Aquatic Center

Description:	New Aquatic Center -2020 bond Recreational facilities (lake development, parks, ball fields, trails)
Classification:	trails)
Physically Complete:	Yes
Payments Complete:	No

### Waste Water Treatment Plant and Sewer Improvements

Description:	Plant and Sewer System imp. - 2022 belt press
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	No

### 2009-2010 Street Projects

Description:	Street Resurfacing-2020 bond
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### 2010 Streets and Refunding

Description:	Finish 2010 Street Projects-2020 bond
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Grand Avenue Street Project

Description:	from 4th to 15th & Grand Avenue-2020 bond
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Administrative Expenses

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

### Economic Development

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

### SE IA Development Center

Description:	Vertical Development Park-2019 bond
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

### TRI STATE VET CLINIC

Description:	TRI STATE VET CLINIC
Classification:	Commercial-Medical
Physically Complete:	Yes
Payments Complete:	No

#### **J4 PROPERTIES**

Description:	J4 PROPERTIES
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

#### **2010 CSO BOND**

Description:	2010 CSO BOND-Soap Creek
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	No

#### **2013 WPC BOND**

Description:	2013 WPC BOND
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	No

#### **2015 VICTORY PARK BOND**

Description:	2015 VICTORY PARK BOND
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	No

#### **2024 RAND PARK BOND**

Description:	2024 RAND PARK BOND
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	No

#### **2023 Street Improvements**

Description:	minor street improvement
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

## Debts/Obligations For AMENDED TWIN RIVER UR

### 2016A GO Issue Refunding

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,270,000
Interest:	101,440
Total:	1,371,440
Annual Appropriation?:	No
Date Incurred:	06/16/2016
FY of Last Payment:	2030

### 2016B GO Issue Refunding

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,910,000
Interest:	130,135
Total:	2,040,135
Annual Appropriation?:	No
Date Incurred:	06/16/2016
FY of Last Payment:	2029

### Administrative Expenses-Econ Dev

Debt/Obligation Type:	Internal Loans
Principal:	162,900
Interest:	0
Total:	162,900
Annual Appropriation?:	Yes
Date Incurred:	07/01/2016
FY of Last Payment:	2025

### 2019A GO Issue

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,800,000
Interest:	803,778
Total:	2,603,778
Annual Appropriation?:	No
Date Incurred:	05/16/2019
FY of Last Payment:	2038

### 2020 GO Refunding

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	3,430,000
Interest:	316,150
Total:	3,746,150
Annual Appropriation?:	No
Date Incurred:	03/11/2020
FY of Last Payment:	2033

### 2010 CSO Soap Creek BOND

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,109,000
Interest:	80,115
Total:	1,189,115
Annual Appropriation?:	No
Date Incurred:	01/20/2010
FY of Last Payment:	2031

## 2013 WPC BOND

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	3,795,000
Interest:	173,813
Total:	3,968,813
Annual Appropriation?:	No
Date Incurred:	12/20/2013
FY of Last Payment:	2034

## 2015 VICTORY PARK

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,668,000
Interest:	202,014
Total:	2,870,014
Annual Appropriation?:	No
Date Incurred:	06/05/2015
FY of Last Payment:	2035

## 2024 RAND PARK

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,251,241
Interest:	167,068
Total:	2,418,309
Annual Appropriation?:	No
Date Incurred:	03/01/2024
FY of Last Payment:	2029

## 2023 Street Improvements

Debt/Obligation Type:	Internal Loans
Principal:	30,000
Interest:	0
Total:	30,000
Annual Appropriation?:	No
Date Incurred:	11/16/2023
FY of Last Payment:	2025

## Non-Rebates For AMENDED TWIN RIVER UR

TIF Expenditure Amount:	162,900
Tied To Debt:	Administrative Expenses-Econ Dev
Tied To Project:	Administrative Expenses
TIF Expenditure Amount:	124,112
Tied To Debt:	2016A GO Issue Refunding
Tied To Project:	2009-2010 Street Projects
TIF Expenditure Amount:	406,540
Tied To Debt:	2016B GO Issue Refunding
Tied To Project:	2010 Streets and Refunding
TIF Expenditure Amount:	441,600
Tied To Debt:	2020 GO Refunding
Tied To Project:	2010 Streets and Refunding
TIF Expenditure Amount:	69,617
Tied To Debt:	2019A GO Issue
Tied To Project:	SE IA Development Center
TIF Expenditure Amount:	0
Tied To Debt:	2010 CSO Soap Creek BOND
Tied To Project:	2010 CSO BOND
TIF Expenditure Amount:	0
Tied To Debt:	2013 WPC BOND
Tied To Project:	2013 WPC BOND
TIF Expenditure Amount:	0
Tied To Debt:	2015 VICTORY PARK
Tied To Project:	2015 VICTORY PARK BOND
TIF Expenditure Amount:	0
Tied To Debt:	2024 RAND PARK
Tied To Project:	2024 RAND PARK BOND
TIF Expenditure Amount:	30,000
Tied To Debt:	2023 Street Improvements
Tied To Project:	2023 Street Improvements

## Rebates For AMENDED TWIN RIVER UR

### TRI STATE VET CLINIC

TIF Expenditure Amount:	10,268
Rebate Paid To:	TRI STATE VET CLINIC
Tied To Debt:	2020 GO Refunding
Tied To Project:	TRI STATE VET CLINIC
Projected Final FY of Rebate:	2025

### J4 PROPERTIES

TIF Expenditure Amount:	0
Rebate Paid To:	J4 PROPERTIES
Tied To Debt:	2020 GO Refunding
Tied To Project:	SE IA Development Center
Projected Final FY of Rebate:	2027

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**TIF Taxing District Data Collection**

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

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

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	392,980	697,390	40,384,630	0	-8,000	41,467,000	0	41,467,000
Taxable	0	182,116	406,432	35,817,931	0	-8,000	36,398,479	0	36,398,479
Homestead Credits									6

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	11,076,809	30,398,191	30,398,191	0	0

FY 2025 TIF Revenue Received: 1,301,087

**TIF Taxing District Data Collection**

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

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2023 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	9,590	0	0	0	0

FY 2025 TIF Revenue Received: 0

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**TIF Taxing District Data Collection**

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

UR Designation	
Slum	No
Blighted	08/2000
Economic Development	No

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,214,060	459,320	0	0	-20,000	2,653,380	0	2,653,380
Taxable	0	1,026,054	347,902	0	0	-20,000	1,327,956	0	1,327,956
Homestead Credits									19

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,224,072	1,327,956	1,327,956	0	0

FY 2025 TIF Revenue Received: 62,268

**TIF Taxing District Data Collection**

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

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2001

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	93,254	395,796	0	0	0	489,050	0	489,050
Taxable	0	43,217	244,530	0	0	0	287,747	0	287,747
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	114,202	287,747	287,747	0	0

FY 2025 TIF Revenue Received: 17,117

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**TIF Taxing District Data Collection**

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

UR Designation	
Slum	No
Blighted	No
Economic Development	No

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	3,851,960	0	0	0	3,851,960	0	3,851,960
Taxable	0	0	3,335,792	0	0	0	3,335,792	0	3,335,792
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	167,400	3,335,792	3,335,792	0	0

FY 2025 TIF Revenue Received: 172,791

**TIF Taxing District Data Collection**

Local Government Name:	KEOKUK (56G533)	
Urban Renewal Area:	AMENDED TWIN RIVER UR (56301)	
TIF Taxing District Name:	KEOKUK CITY/KEOKUK SCH/2020 PARCEL AMENDMENT TIF INCREM	
TIF Taxing District Inc. Number:	560152	
TIF Taxing District Base Year:	2019	
FY TIF Revenue First Received:	2022	
Subject to a Statutory end date?	No	

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

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	10,050	0	0	0	10,050	0	10,050
Taxable	0	0	4,657	0	0	0	4,657	0	4,657
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	4,657	4,657	0	0

FY 2025 TIF Revenue Received: 292

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**TIF Taxing District Data Collection**

Local Government Name: KEOKUK (56G533)  
 Urban Renewal Area: AMENDED TWIN RIVER UR (56301)  
 TIF Taxing District Name: AMENDMENT NO. 7 SUBAREA INCREMENT  
 TIF Taxing District Inc. Number: 560154  
 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	2,633,305	19,936,397	386,050	0	-12,000	22,943,752	0	22,943,752
Taxable	0	1,220,348	13,020,491	216,473	0	-12,000	14,435,562	0	14,435,562
Homestead Credits									12

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	19,934,380	3,021,372	3,021,372	0	0

FY 2025 TIF Revenue Received: 16,088