

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: WEST LIBERTY
 Local Government Number: 70G656

Active Urban Renewal Areas

WEST LIBERTY URBAN RENEWAL

**U.R. # of Tif Taxing
Districts**
70010 7

TIF Debt Outstanding: 6,593,659

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	-84,653	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
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TIF Revenue:	576,052		
TIF Sp. Revenue Fund Interest:	3,061		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	579,113		

Rebate Expenditures:	142,904		
Non-Rebate Expenditures:	435,400		
Returned to County Treasurer:	0		
Total Expenditures:	578,304		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	-83,844	0	Amount of 06-30-2025 Cash Balance Restricted for LMI
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Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 6,099,199

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Urban Renewal Area Data Collection

Local Government Name: WEST LIBERTY (70G656)
 Urban Renewal Area: WEST LIBERTY URBAN RENEWAL
 UR Area Number: 70010

UR Area Creation Date: 11/2000

UR Area Purpose: To fund upgrades to infrastructure and incentives for economic growth in the plan area to accommodate current and anticipated growth.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WEST LIBERTY CITY/WEST LIBERTY SCH/WEST LIBERTY FIRE/UR TIF INCREM	700113	700114	15,968,757
WEST LIBERTY CITY/WEST LIB SCH/WEST LIB FIRE/UR SO INCREM	700204	700205	1,320,816
WEST LIBERTY CITY AG/WEST LIB SCH/WEST LIB FIRE/UR SO INCREM	700206	700207	0
WEST LIBERTY CITY/WEST LIB SCH/WEST LIB FIRE/UR ALTA INCREM	700208	700209	512,754
WEST LIBERTY CITY AG/WEST LIB SCH/WEST LIB FIRE/UR ALTA INCREM	700210	700211	0
WEST LIB CITY AG/WEST LIB SCH/WEST LIB FIRE/UR INCREM	700227	700228	178
WEST LIBERTYCITY/WEST LIB SCH/WEST LIB FIRE/UR ALTA II INCREM	700237	700238	413,064

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,820	182,494,521	15,211,870	2,999,410	0	-224,000	200,152,121	0	200,152,121
Taxable	1,307	84,573,053	9,621,099	1,992,900	0	-224,000	95,632,859	0	95,632,859
Homestead Credits									497

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	-84,653	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
TIF Revenue:	576,052		
TIF Sp. Revenue Fund Interest:	3,061		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	579,113		
Rebate Expenditures:	142,904		
Non-Rebate Expenditures:	435,400		
Returned to County Treasurer:	0		
Total Expenditures:	578,304		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	-83,844	0	Amount of 06-30-2025 Cash Balance Restricted for LMI
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Projects For WEST LIBERTY URBAN RENEWAL

Street Improvement Refunding Notes 2016A

Description:	Street and infrastructure improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Maxson Street Improvement Project

Description:	Street and infrastructure improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

2016 Alta Ventures LLC Development

Description:	Phase I housing development LMI revenue
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

2017 Alta Ventures LLC Development

Description:	Phase II housing development LMI Revenue
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

WL Economic Development Matching Grant

Description:	City Matching Grant for Building Renovation Project Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Classification:	
Physically Complete:	Yes
Payments Complete:	Yes

West Liberty Economic Development Agreement

Description:	WELEAD Agreement for Economic Development
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

West Liberty Administration

Description:	Internal Loan for Administrative work
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

Buysee Development

Description:	Housing Development Dutton Area
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

Rainbow Maxson Street Improvement

Description:	Street and Infrastructure Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For WEST LIBERTY URBAN RENEWAL

GO Corpotate Purpose and Refunding Bonds Series 2016A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,480,000
Interest:	247,088
Total:	1,727,088
Annual Appropriation?:	Yes
Date Incurred:	11/29/2016
FY of Last Payment:	2025

GO Corporate Purpose Bond Series 2017

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	70,000
Interest:	1,750
Total:	71,750
Annual Appropriation?:	Yes
Date Incurred:	06/01/2017
FY of Last Payment:	2032

Alta Ventures LLC Rebate Phase II

Debt/Obligation Type:	Rebates
Principal:	87,205
Interest:	0
Total:	87,205
Annual Appropriation?:	Yes
Date Incurred:	01/17/2017
FY of Last Payment:	2028

Alta Ventures LLC Rebate Phase II

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	05/17/2016
FY of Last Payment:	2026

West Liberty Economic Development Grant

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	12/01/2020
FY of Last Payment:	2024

WELEAD Agreement

Debt/Obligation Type:	Internal Loans
Principal:	53,700
Interest:	0
Total:	53,700
Annual Appropriation?:	Yes
Date Incurred:	12/01/2020
FY of Last Payment:	2024

CITY OF WEST LIBERTY ADMINISTRATION

Debt/Obligation Type:	Internal Loans
Principal:	160,000
Interest:	0
Total:	160,000
Annual Appropriation?:	Yes
Date Incurred:	12/01/2020
FY of Last Payment:	2024

GO Economic Development Note

Debt/Obligation Type:	Other Debt
Principal:	120,000
Interest:	0
Total:	120,000
Annual Appropriation?:	Yes
Date Incurred:	07/05/2022
FY of Last Payment:	2027

Buysee Development

Debt/Obligation Type:	Rebates
Principal:	1,900,000
Interest:	0
Total:	1,900,000
Annual Appropriation?:	Yes
Date Incurred:	03/21/2023
FY of Last Payment:	2036

GO Corporate Purpose Bond Series 2023A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,355,000
Interest:	118,916
Total:	2,473,916
Annual Appropriation?:	Yes
Date Incurred:	03/21/2023
FY of Last Payment:	2040

Non-Rebates For WEST LIBERTY URBAN RENEWAL

TIF Expenditure Amount:	148,200
Tied To Debt:	GO Corporate Purpose Bond Series 2017
Tied To Project:	Maxson Street Improvement Project
TIF Expenditure Amount:	73,500
Tied To Debt:	GO Corporate Purpose and Refunding Bonds Series 2016A
Tied To Project:	Street Improvement Refunding Notes 2016A
TIF Expenditure Amount:	0
Tied To Debt:	West Liberty Economic Development Grant
Tied To Project:	WL Economic Development Matching Grant
TIF Expenditure Amount:	53,700
Tied To Debt:	WELEAD Agreement
Tied To Project:	West Liberty Economic Development Agreement
TIF Expenditure Amount:	160,000
Tied To Debt:	CITY OF WEST LIBERTY ADMINISTRATION
Tied To Project:	West Liberty Administration
TIF Expenditure Amount:	0
Tied To Debt:	GO Corporate Purpose Bond Series 2023A
Tied To Project:	Rainbow Maxson Street Improvement

Rebates For WEST LIBERTY URBAN RENEWAL

Alta Ventures LLC Phase I

TIF Expenditure Amount:	15,410
Rebate Paid To:	GIRI LLC
Tied To Debt:	Alta Ventures LLC Rebate Phase II
Tied To Project:	Street Improvement Refunding Notes 2016A
Projected Final FY of Rebate:	2026

Alta Ventures LLC Phase II

TIF Expenditure Amount:	10,854
Rebate Paid To:	GIRI LLC
Tied To Debt:	Alta Ventures LLC Rebate Phase II
Tied To Project:	Street Improvement Refunding Notes 2016A
Projected Final FY of Rebate:	2028

SGA Construction

TIF Expenditure Amount:	0
Rebate Paid To:	SGA Construction-Travis Shield
Tied To Debt:	GO Economic Development Note
Tied To Project:	WL Economic Development Matching Grant
Projected Final FY of Rebate:	2026

West Liberty Matching EC Grant

TIF Expenditure Amount:	116,640
Rebate Paid To:	Economic Development Matching Grant
Tied To Debt:	West Liberty Economic Development Grant
Tied To Project:	WL Economic Development Matching Grant
Projected Final FY of Rebate:	2025

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City Audit FY 2024 adjusted entries 6/30/2024 -84,653.10 due to IEDA Note payment and general fund transfers. FY 2026 IEDA Note TIF Certifications to collect TIF on the project to include adjustment from general fund to correct negative balance.

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2025

900000

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TIF Taxing District Data Collection

Local Government Name: WEST LIBERTY (70G656)
 Urban Renewal Area: WEST LIBERTY URBAN RENEWAL (70010)
 TIF Taxing District Name: WEST LIBERTY CITY/WEST LIBERTY SCH/WEST LIBERTY FIRE/UR TIF INCREM
 TIF Taxing District Inc. Number: 700114
 TIF Taxing District Base Year: 1999
 FY TIF Revenue First Received: 2018
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2038

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2017

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	162,069,432	14,184,700	771,660	0	-204,000	176,509,792	0	176,509,792
Taxable	0	75,107,486	9,081,329	563,431	0	-204,000	84,236,246	0	84,236,246
Homestead Credits									455

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	60,344,334	84,236,246	15,968,757	68,267,489	2,158,462

FY 2025 TIF Revenue Received: 504,833

TIF Taxing District Data Collection

Local Government Name: WEST LIBERTY (70G656)
 Urban Renewal Area: WEST LIBERTY URBAN RENEWAL (70010)
 TIF Taxing District Name: WEST LIBERTY CITY/WEST LIB SCH/WEST LIB FIRE/UR SO INCREM
 TIF Taxing District Inc. Number: 700205
 TIF Taxing District Base Year: 2015
 FY TIF Revenue First Received: 2016
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2038

UR Designation	
Slum	No
Blighted	06/2016
Economic Development	06/2016

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	17,827,161	1,027,170	2,227,750	0	-20,000	21,042,581	0	21,042,581
Taxable	0	8,261,607	539,770	1,429,469	0	-20,000	10,191,346	0	10,191,346
Homestead Credits									42

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	14,114,730	6,947,851	1,320,816	5,627,035	177,914

FY 2025 TIF Revenue Received: 41,385

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TIF Taxing District Data Collection

Local Government Name: WEST LIBERTY (70G656)
 Urban Renewal Area: WEST LIBERTY URBAN RENEWAL (70010)
 TIF Taxing District Name: WEST LIBERTY CITY AG/WEST LIB SCH/WEST LIB FIRE/UR SO INCREM
 TIF Taxing District Inc. Number: 700207
 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	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	2,450	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WEST LIBERTY (70G656)
 Urban Renewal Area: WEST LIBERTY URBAN RENEWAL (70010)
 TIF Taxing District Name: WEST LIBERTY CITY/WEST LIB SCH/WEST LIB FIRE/UR ALTA INCREM
 TIF Taxing District Inc. Number: 700209
 TIF Taxing District Base Year: 2016
 FY TIF Revenue First Received: 2017
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2026

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2015

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	1,298,964	0	0	0	0	1,298,964	0	1,298,964
Taxable	0	601,980	0	0	0	0	601,980	0	601,980
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	10,440	601,980	512,754	89,226	2,821

FY 2025 TIF Revenue Received: 13,622

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TIF Taxing District Data Collection

Local Government Name: WEST LIBERTY (70G656)
 Urban Renewal Area: WEST LIBERTY URBAN RENEWAL (70010)
 TIF Taxing District Name: WEST LIBERTY CITY AG/WEST LIB SCH/WEST LIB FIRE/UR ALTA INCREM
 TIF Taxing District Inc. Number: 700211
 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	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: WEST LIBERTY (70G656)
 Urban Renewal Area: WEST LIBERTY URBAN RENEWAL (70010)
 TIF Taxing District Name: WEST LIB CITY AG/WEST LIB SCH/WEST LIB FIRE/UR INCREM
 TIF Taxing District Inc. Number: 700228
 TIF Taxing District Base Year: 1999
 FY TIF Revenue First Received: 2019
 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	1,820	0	0	0	0	0	1,820	0	1,820
Taxable	1,307	0	0	0	0	0	1,307	0	1,307
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	700	1,120	178	942	20

FY 2025 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: WEST LIBERTY (70G656)
 Urban Renewal Area: WEST LIBERTY URBAN RENEWAL (70010)
 TIF Taxing District Name: WEST LIBERTYCITY/WEST LIB SCH/WEST LIB FIRE/UR ALTA II INCREM
 TIF Taxing District Inc. Number: 700238
 TIF Taxing District Base Year: 2017
 FY TIF Revenue First Received: 2018
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2017

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	1,298,964	0	0	0	0	1,298,964	0	1,298,964
Taxable	0	601,980	0	0	0	0	601,980	0	601,980
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	95,640	601,980	413,064	188,916	5,973

FY 2025 TIF Revenue Received: 16,212