

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

**Levy Authority Summary**

Local Government Name: BETTENDORF  
 Local Government Number: 82G770

<b>Active Urban Renewal Areas</b>	<b>U.R. #</b>	<b># of Tif Taxing Districts</b>
BETTENDORF SPRUCE HILLS URBAN RENEWAL	82014	4
BETTENDORF DOWNTOWN URBAN RENEWAL	82019	2
BETTENDORF UR #6 URBAN RENEWAL	82044	1
BETTENDORF FIELDS DEVELOPMENT URBAN RENEWAL	82047	1
BETTENDORF URBAN RENEWAL AREA 2012	82056	1
BETTENDORF URBAN RENEWAL AREA 2014	82057	1
BETTENDORF I80 URA	82058	1
BETTENDORF URA 2011	82060	1
BETTENDORF IND PARK/HWY67 URA	82061	1

**TIF Debt Outstanding: 67,017,224**

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:</b>	<b>570,519</b>	<b>0</b>	<b>Amount of 07-01-2024 Cash Balance Restricted for LMI</b>
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TIF Revenue:	3,594,684
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>3,594,684</b>

Rebate Expenditures:	3,050,859
Non-Rebate Expenditures:	474,190
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>3,525,049</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b>	<b>640,154</b>	<b>0</b>	<b>Amount of 06-30-2025 Cash Balance Restricted for LMI</b>
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**Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 62,852,021**

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**Urban Renewal Area Data Collection**

Local Government Name: BETTENDORF (82G770)  
 Urban Renewal Area: BETTENDORF SPRUCE HILLS URBAN RENEWAL  
 UR Area Number: 82014

UR Area Creation Date: 01/1991

Action by the city within the district will strengthen the overall economy, reduce conditions of unemployment and stimulate development within the city.

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
BETTENDORF CITY/BETTENDORF SCH/SPRUCE HILLS UR TIF INCREMENT	820191	820193	0
BETTENDORF CITY AG/BETTENDORF SCH/BETTENDORF SPRUCE HILLS UR TIF INCREMENT	820192	820194	0
BETTENDORF CITY/BETTENDORF SCH/CDCQC TIF INCR	820523	820524	13,200,483
BETTENDORF CITY/BETTENDORF SCH/BESTF TIF INCREM	820527	820528	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	0	0	15,880,570	0	0	0	15,880,570	0	15,880,570
Taxable	0	0	14,029,709	0	0	0	14,029,709	0	14,029,709
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:** **39,163** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	327,197
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>327,197</b>

Rebate Expenditures:	320,458
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>320,458</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:** **45,902** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

## Projects For BETTENDORF SPRUCE HILLS URBAN RENEWAL

### Tanglefoot Investors

Description:	Commercial Development
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	Yes

### CDCQC, LLC

Description:	Commercial Development
Classification:	Commercial - office properties
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For BETTENDORF SPRUCE HILLS URBAN RENEWAL

### Tanglefoot Investors

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	07/01/2017
FY of Last Payment:	2024

### CDCQC, LLC

Debt/Obligation Type:	Rebates
Principal:	2,974,839
Interest:	0
Total:	2,974,839
Annual Appropriation?:	Yes
Date Incurred:	07/01/2020
FY of Last Payment:	2030

## Rebates For BETTENDORF SPRUCE HILLS URBAN RENEWAL

### Tanglefoot Investors

TIF Expenditure Amount:	0
Rebate Paid To:	Tanglefoot Investors
Tied To Debt:	Tanglefoot Investors
Tied To Project:	Tanglefoot Investors
Projected Final FY of Rebate:	2024

### CDCQC, LLC

TIF Expenditure Amount:	320,458
Rebate Paid To:	CDCQC, LLC
Tied To Debt:	CDCQC, LLC
Tied To Project:	CDCQC, LLC
Projected Final FY of Rebate:	2030

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**TIF Taxing District Data Collection**

Local Government Name: BETTENDORF (82G770)  
 Urban Renewal Area: BETTENDORF SPRUCE HILLS URBAN RENEWAL (82014)  
 TIF Taxing District Name: BETTENDORF CITY/BETTENDORF SCH/SPRUCE HILLS UR TIF INCREMENT  
 TIF Taxing District Inc. Number: 820193  
 TIF Taxing District Base Year: 1992  
 FY TIF Revenue First Received: 2004  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2026

UR Designation	
Slum	No
Blighted	No
Economic Development	07/2003

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	15,929,704	0	0	0	0

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: BETTENDORF (82G770)  
 Urban Renewal Area: BETTENDORF SPRUCE HILLS URBAN RENEWAL (82014)  
 TIF Taxing District Name: BETTENDORF CITY AG/BETTENDORF SCH/BETTENDORF SPRUCE HILLS UR TIF INCREMENT  
 TIF Taxing District Inc. Number: 820194  
 TIF Taxing District Base Year: 1992  
 FY TIF Revenue First Received: 2004  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	07/2003

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	56,148	0	0	0	0

FY 2025 TIF Revenue Received: 0

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**TIF Taxing District Data Collection**

Local Government Name: BETTENDORF (82G770)  
 Urban Renewal Area: BETTENDORF SPRUCE HILLS URBAN RENEWAL (82014)  
 TIF Taxing District Name: BETTENDORF CITY/BETTENDORF SCH/CDCQC TIF INCR  
 TIF Taxing District Inc. Number: 820524  
 TIF Taxing District Base Year: 2018  
 FY TIF Revenue First Received: 2021  
 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	15,880,570	0	0	0	15,880,570	0	15,880,570
Taxable	0	0	14,029,709	0	0	0	14,029,709	0	14,029,709
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	647,360	14,029,709	13,200,483	829,226	20,554

FY 2025 TIF Revenue Received: 327,197

**TIF Taxing District Data Collection**

Local Government Name: BETTENDORF (82G770)  
 Urban Renewal Area: BETTENDORF SPRUCE HILLS URBAN RENEWAL (82014)  
 TIF Taxing District Name: BETTENDORF CITY/BETTENDORF SCH/BESTF TIF INCREM  
 TIF Taxing District Inc. Number: 820528  
 TIF Taxing District Base Year: 2016  
 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	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	1,392,654	0	0	0	0

FY 2025 TIF Revenue Received: 0

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**Urban Renewal Area Data Collection**

Local Government Name: BETTENDORF (82G770)  
 Urban Renewal Area: BETTENDORF DOWNTOWN URBAN RENEWAL  
 UR Area Number: 82019

UR Area Creation Date: 06/1990

Action by the City within the district will strengthen the overall economy of the City, reduce conditions of unemployment and stimulate development within the City.

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
BETTENDORF CITY/BETTENDORF SCH/BETTENDORF DOWNTOWN UR TIF INCREMENT	820217	820218	61,112,859
BETTENDORF CITY/BETTENDORF SCH/DT SMID/TIF INCR	820521	820522	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	0	10,749,670	107,121,120	16,470,200	0	-12,000	134,309,490	0	134,309,490
Taxable	0	4,981,702	91,954,364	14,273,446	0	-12,000	111,178,012	0	111,178,012
Homestead Credits									28

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:** **387,642**      **0**      **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	1,533,276
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>1,533,276</b>

Rebate Expenditures:	1,456,939
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>1,456,939</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:** **463,979**      **0**      **Amount of 06-30-2025 Cash Balance Restricted for LMI**

## Projects For BETTENDORF DOWNTOWN URBAN RENEWAL

### Bowe Machine

Description:	Rebate for industrial improvements
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

### Isle of Capri

Description:	Rebate for debt paid in advance
Classification:	Commercial - hotels and conference centers
Physically Complete:	Yes
Payments Complete:	No

### Bowe Machine

Description:	Rebate for industrial Improvements
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

### Twin Bridges

Description:	Rebate for multi residential Commercial - apartment/condos (residential use, classified
Classification:	commercial)
Physically Complete:	Yes
Payments Complete:	No

### Ascentra

Description:	Rebate for Commercial Development
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

### MBGA, LLC.

Description:	Rebate for Commercial Development
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For BETTENDORF DOWNTOWN URBAN RENEWAL

### Isle of Capri

Debt/Obligation Type:	Rebates
Principal:	985,687
Interest:	0
Total:	985,687
Annual Appropriation?:	Yes
Date Incurred:	07/01/2015
FY of Last Payment:	2026

### Isle of Capri/land based casino

Debt/Obligation Type:	Rebates
Principal:	1,459,282
Interest:	0
Total:	1,459,282
Annual Appropriation?:	Yes
Date Incurred:	07/01/2018
FY of Last Payment:	2028

### Twin Bridges

Debt/Obligation Type:	Rebates
Principal:	3,486,977
Interest:	0
Total:	3,486,977
Annual Appropriation?:	Yes
Date Incurred:	07/01/2019
FY of Last Payment:	2041

### Ascentra

Debt/Obligation Type:	Rebates
Principal:	1,312,251
Interest:	0
Total:	1,312,251
Annual Appropriation?:	Yes
Date Incurred:	07/01/2020
FY of Last Payment:	2028

### MBGA, LLC.

Debt/Obligation Type:	Rebates
Principal:	2,650,140
Interest:	0
Total:	2,650,140
Annual Appropriation?:	Yes
Date Incurred:	07/01/2022
FY of Last Payment:	2037

## Rebates For BETTENDORF DOWNTOWN URBAN RENEWAL

### Isle of Capri

TIF Expenditure Amount:	492,837
Rebate Paid To:	Isle of Capri
Tied To Debt:	Isle of Capri
Tied To Project:	Isle of Capri
Projected Final FY of Rebate:	2026

### Isle of Capri

TIF Expenditure Amount:	360,309
Rebate Paid To:	Isle of Capri
Tied To Debt:	Isle of Capri
Tied To Project:	Isle of Capri
Projected Final FY of Rebate:	2028

### Twin Bridges

TIF Expenditure Amount:	238,039
Rebate Paid To:	Twin Bridges
Tied To Debt:	Twin Bridges
Tied To Project:	Twin Bridges
Projected Final FY of Rebate:	2041

### Ascentra

TIF Expenditure Amount:	256,562
Rebate Paid To:	Ascentra
Tied To Debt:	Ascentra
Tied To Project:	Ascentra
Projected Final FY of Rebate:	2028

### MBGA, LLC.

TIF Expenditure Amount:	109,192
Rebate Paid To:	MBGA, LLC.
Tied To Debt:	MBGA, LLC.
Tied To Project:	MBGA, LLC.
Projected Final FY of Rebate:	2037

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**TIF Taxing District Data Collection**

Local Government Name: BETTENDORF (82G770)  
 Urban Renewal Area: BETTENDORF DOWNTOWN URBAN RENEWAL (82019)  
 TIF Taxing District Name: BETTENDORF CITY/BETTENDORF SCH/BETTENDORF DOWNTOWN UR TIF INCREMENT  
 TIF Taxing District Inc. Number: 820218  
 TIF Taxing District Base Year: 1992  
 FY TIF Revenue First Received: 1994  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2040

UR Designation	
Slum	No
Blighted	No
Economic Development	06/1990

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	10,749,670	107,121,120	16,470,200	0	-12,000	134,309,490	0	134,309,490
Taxable	0	4,981,702	91,954,364	14,273,446	0	-12,000	111,178,012	0	111,178,012
Homestead Credits									28

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	41,915,359	92,406,131	61,112,859	31,293,272	775,659

FY 2025 TIF Revenue Received: 1,533,276

**TIF Taxing District Data Collection**

Local Government Name: BETTENDORF (82G770)  
 Urban Renewal Area: BETTENDORF DOWNTOWN URBAN RENEWAL (82019)  
 TIF Taxing District Name: BETTENDORF CITY/BETTENDORF SCH/DT SMID/TIF INCR  
 TIF Taxing District Inc. Number: 820522  
 TIF Taxing District Base Year: 1992  
 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	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	28,848,827	0	0	0	0

FY 2025 TIF Revenue Received: 0

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**Urban Renewal Area Data Collection**

Local Government Name: BETTENDORF (82G770)  
 Urban Renewal Area: BETTENDORF UR #6 URBAN RENEWAL  
 UR Area Number: 82044

UR Area Creation Date: 07/2009

UR Area Purpose: Action by the city within the district will strengthen the overall economy of the city, reduce conditions of unemployment and stimulate development within the city.

<b>Tax Districts within this Urban Renewal Area</b>	<b>Base No.</b>	<b>Increment No.</b>	<b>Increment Value Used</b>
BETTENDORF CITY/BETTENDORF SCH/BEUR6 UR TIF INCREMENT	820313	820314	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	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:</b>	<b>23,509</b>	<b>0</b>	<b>Amount of 07-01-2024 Cash Balance Restricted for LMI</b>
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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>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b>	<b>23,509</b>	<b>0</b>	<b>Amount of 06-30-2025 Cash Balance Restricted for LMI</b>
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## Projects For BETTENDORF UR #6 URBAN RENEWAL

### Hotel Associates

Description:	Hotel
Classification:	Commercial - hotels and conference centers
Physically Complete:	Yes
Payments Complete:	Yes

## Debts/Obligations For BETTENDORF UR #6 URBAN RENEWAL

### Hotel Associates

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	07/01/2016
FY of Last Payment:	2024

**Non-Rebates For BETTENDORF UR #6 URBAN RENEWAL**

TIF Expenditure Amount: 0

TIF Expenditure Amount: 0

## Rebates For BETTENDORF UR #6 URBAN RENEWAL

### Hometown Harbor

TIF Expenditure Amount:	0
Rebate Paid To:	JNB Hometown Harbor
Projected Final FY of Rebate:	2022

### Burlington Coat Factory

TIF Expenditure Amount:	0
Rebate Paid To:	Duck Creek II Investors LLC
Projected Final FY of Rebate:	2023

### Hotel Associates

TIF Expenditure Amount:	0
Rebate Paid To:	Hotel Associates
Tied To Debt:	Hotel Associates
Tied To Project:	Hotel Associates
Projected Final FY of Rebate:	2024

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**TIF Taxing District Data Collection**

Local Government Name: BETTENDORF (82G770)  
 Urban Renewal Area: BETTENDORF UR #6 URBAN RENEWAL (82044)  
 TIF Taxing District Name: BETTENDORF CITY/BETTENDORF SCH/BEUR6 UR TIF INCREMENT  
 TIF Taxing District Inc. Number: 820314  
 TIF Taxing District Base Year: 2002  
 FY TIF Revenue First Received: 2012  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2026

UR Designation	
Slum	No
Blighted	No
Economic Development	07/2009

**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	24,782,220	0	0	0	0

FY 2025 TIF Revenue Received: 0

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**Urban Renewal Area Data Collection**

Local Government Name: BETTENDORF (82G770)  
 Urban Renewal Area: BETTENDORF FIELDS DEVELOPMENT URBAN RENEWAL  
 UR Area Number: 82047

UR Area Creation Date: 07/2004

UR Area Purpose: Action by the City within the district will strengthen the overall economy of the City, reduce conditions of further unemployment, and stimulate development within the City.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
BETTENDORF CITY/PLEASANT VALLEY SCH/FIELDS DEV UR TIF INCREMENT	820352	820353	738,501

**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	4,774,600	0	0	0	4,774,600	0	4,774,600
Taxable	0	0	3,596,911	0	0	0	3,596,911	0	3,596,911
Homestead Credits									0
<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:</b>			<b>2,762</b>		<b>0</b>				<b>Amount of 07-01-2024 Cash Balance Restricted for LMI</b>
TIF Revenue:			18,712						
TIF Sp. Revenue Fund Interest:			0						
Property Tax Replacement Claims			0						
Asset Sales & Loan Repayments:			0						
<b>Total Revenue:</b>			<b>18,712</b>						
Rebate Expenditures:			18,481						
Non-Rebate Expenditures:			0						
Returned to County Treasurer:			0						
<b>Total Expenditures:</b>			<b>18,481</b>						
<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b>			<b>2,993</b>		<b>0</b>				<b>Amount of 06-30-2025 Cash Balance Restricted for LMI</b>

## Projects For BETTENDORF FIELDS DEVELOPMENT URBAN RENEWAL

### 841351707/1st Add Lot 7

Description:	Building construction
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

### 841351708/1st Add Lot 8

Description:	Building construction
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

### 841351711/1st Add Lot 11

Description:	Building construction
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

### 841351712/1st Add Lot 12

Description:	Building construction
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

### 842403713/1st Add Lot 13

Description:	Building construction
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

### 84240370LB/1st Add Outlot B

Description:	Building construction
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

### 84135190LA/3rd Add Outlot A

Description:	Building construction
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

### 842403701/1st Add Lot 1

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

### 841351702/1st Add Lot 2

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

### **841351703/1st Add lot 3**

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

### **841351704/1st Add lot 4**

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

### **842403714/1st Add lot 14**

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

### **841351902/3rd Add lot 1**

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

### **841351902/3rd Add lot 2**

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

### **841351903/3rd Add lot 3**

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

### **841351904/3rd Add lot 4**

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

## Debts/Obligations For BETTENDORF FIELDS DEVELOPMENT URBAN RENEWAL

### Fields

Debt/Obligation Type:	Rebates
Principal:	27,899
Interest:	0
Total:	27,899
Annual Appropriation?:	Yes
Date Incurred:	07/01/2008
FY of Last Payment:	2028

## **Non-Rebates For BETTENDORF FIELDS DEVELOPMENT URBAN RENEWAL**

TIF Expenditure Amount:	0
Tied To Debt:	Fields
Tied To Project:	841351707/1st Add Lot 7

## Rebates For BETTENDORF FIELDS DEVELOPMENT URBAN RENEWAL

### 841351903/3rd Add Lot 3

TIF Expenditure Amount:	0
Rebate Paid To:	Fields Development, LLC
Tied To Debt:	Fields
Tied To Project:	841351902/3rd Add lot 2
Projected Final FY of Rebate:	2022

### 841351902/3rd Add Lot 2

TIF Expenditure Amount:	0
Rebate Paid To:	Fields Development, LLC
Tied To Debt:	Fields
Tied To Project:	841351902/3rd Add lot 1
Projected Final FY of Rebate:	2022

### 842403713/1st Add Lot 13

TIF Expenditure Amount:	18,481
Rebate Paid To:	Fields Development, LLC
Tied To Debt:	Fields
Tied To Project:	842403713/1st Add Lot 13
Projected Final FY of Rebate:	2026

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: BETTENDORF (82G770)  
 Urban Renewal Area: BETTENDORF FIELDS DEVELOPMENT URBAN RENEWAL (82047)  
 TIF Taxing District Name: BETTENDORF CITY/PLEASANT VALLEY SCH/FIELDS DEV UR TIF INCREMENT  
 TIF Taxing District Inc. Number: 820353  
 TIF Taxing District Base Year: 2006  
 FY TIF Revenue First Received: 2009  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2026

UR Designation	
Slum	No
Blighted	No
Economic Development	07/2004

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	4,774,600	0	0	0	4,774,600	0	4,774,600
Taxable	0	0	3,596,911	0	0	0	3,596,911	0	3,596,911
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	200,009	3,596,911	738,501	2,858,410	72,424

FY 2025 TIF Revenue Received: 18,712

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**Urban Renewal Area Data Collection**

Local Government Name: BETTENDORF (82G770)  
 Urban Renewal Area: BETTENDORF URBAN RENEWAL AREA 2012  
 UR Area Number: 82056

UR Area Creation Date:

UR Area Purpose:

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
BETTENDORF CITY/PLEASANT VALLEY SCH/GENESEO COMM UR TIF INCREM	820478	820479	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	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

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

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      0      **Amount of 06-30-2025 Cash Balance Restricted for LMI**

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**TIF Taxing District Data Collection**

Local Government Name: BETTENDORF (82G770)  
 Urban Renewal Area: BETTENDORF URBAN RENEWAL AREA 2012 (82056)  
 TIF Taxing District Name: BETTENDORF CITY/PLEASANT VALLEY SCH/GENESECO COMM UR TIF INCREM  
 TIF Taxing District Inc. Number: 820479  
 TIF Taxing District Base Year: 2011  
 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	2,958,490	0	0	0	0

FY 2025 TIF Revenue Received: 0

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**Urban Renewal Area Data Collection**

Local Government Name: BETTENDORF (82G770)  
 Urban Renewal Area: BETTENDORF URBAN RENEWAL AREA 2014  
 UR Area Number: 82057

UR Area Creation Date:

UR Area Purpose:

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
BETTENDORF CITY/PLEASANT VALLEY SCH/LECL MAN UR TIF INCREM	820498	820499	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	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:** **3,069** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

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:** **3,069** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

## Projects For BETTENDORF URBAN RENEWAL AREA 2014

### Leclair Mfg

Description:	Leclair Mfg
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

## Debts/Obligations For BETTENDORF URBAN RENEWAL AREA 2014

### Leclair Manufacturing

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	07/01/2017
FY of Last Payment:	2024

## Non-Rebates For BETTENDORF URBAN RENEWAL AREA 2014

TIF Expenditure Amount:	0
Tied To Debt:	Leclair Manufacturing
Tied To Project:	Leclair Mfg

## Rebates For BETTENDORF URBAN RENEWAL AREA 2014

### Leclair Manufacturing

TIF Expenditure Amount:	0
Rebate Paid To:	Leclair Manufacturing
Tied To Debt:	Leclair Manufacturing
Tied To Project:	Leclair Mfg
Projected Final FY of Rebate:	2024

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**TIF Taxing District Data Collection**

Local Government Name: BETTENDORF (82G770)  
 Urban Renewal Area: BETTENDORF URBAN RENEWAL AREA 2014 (82057)  
 TIF Taxing District Name: BETTENDORF CITY/PLEASANT VALLEY SCH/LECL MAN UR TIF INCREM  
 TIF Taxing District Inc. Number: 820499

	UR Designation
TIF Taxing District Base Year: 2014	Slum No
FY TIF Revenue First Received: 2018	Blighted No
Subject to a Statutory end date? 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	1,885,760	0	0	0	0

FY 2025 TIF Revenue Received: 0

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**Urban Renewal Area Data Collection**

Local Government Name: BETTENDORF (82G770)  
 Urban Renewal Area: BETTENDORF I80 URA  
 UR Area Number: 82058

UR Area Creation Date: 06/2017

UR Area Purpose: Action by the city within the district will strengthen the overall economy, reduce conditions of unemployment and stimulate development within the city.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
BETTENDORF CITY/PLEASANT VALLEY SCH/BETTPLEX TIF INCREM	820518	820519	53,455,003

**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	60,541,900	0	0	0	60,541,900	0	60,541,900
Taxable	0	0	53,455,003	0	0	0	53,455,003	0	53,455,003
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:** 112,863      0      **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	1,354,402
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>1,354,402</b>

Rebate Expenditures:	893,837
Non-Rebate Expenditures:	474,190
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>1,368,027</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:** 99,238      0      **Amount of 06-30-2025 Cash Balance Restricted for LMI**

## Projects For BETTENDORF I80 URA

### BettPlex

Description:	Regional Sports Complex
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

### Middle/I-80

Description:	Commercial Development
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

### MFG

Description:	Sports - Entertainment Expansion
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

### FG80

Description:	Commercial Expansion
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For BETTENDORF I80 URA

### BettPlex

Debt/Obligation Type:	Rebates
Principal:	2,812,639
Interest:	0
Total:	2,812,639
Annual Appropriation?:	Yes
Date Incurred:	05/02/2017
FY of Last Payment:	2038

### Middle/I-80

Debt/Obligation Type:	Rebates
Principal:	11,476,150
Interest:	0
Total:	11,476,150
Annual Appropriation?:	Yes
Date Incurred:	05/02/2017
FY of Last Payment:	2038

### BettPlex Capital Loan Note

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	4,132,002
Interest:	2,036,373
Total:	6,168,375
Annual Appropriation?:	Yes
Date Incurred:	07/05/2017
FY of Last Payment:	2037

### Gateway Bridge GO UR 2024A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,400,000
Interest:	1,250,493
Total:	3,650,493
Annual Appropriation?:	No
Date Incurred:	03/28/2024
FY of Last Payment:	2043

### Gateway Bridge GO UR 2025A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	5,655,000
Interest:	2,948,234
Total:	8,603,234
Annual Appropriation?:	No
Date Incurred:	03/01/2025
FY of Last Payment:	2045

### FG80

Debt/Obligation Type:	Rebates
Principal:	9,169,576
Interest:	0
Total:	9,169,576
Annual Appropriation?:	Yes
Date Incurred:	07/01/2025
FY of Last Payment:	2045

## MFG

Debt/Obligation Type:	Rebates
Principal:	9,319,024
Interest:	0
Total:	9,319,024
Annual Appropriation?:	Yes
Date Incurred:	07/01/2025
FY of Last Payment:	2045

## Non-Rebates For BETTENDORF I80 URA

TIF Expenditure Amount:	474,190
Tied To Debt:	BettPlex Capital Loan Note
Tied To Project:	BettPlex

## Rebates For BETTENDORF I80 URA

### Middle/I-80

TIF Expenditure Amount:	725,817
Rebate Paid To:	Middle & I-80 LLC
Tied To Debt:	Middle/I-80
Tied To Project:	Middle/I-80
Projected Final FY of Rebate:	2038

### BettPlex

TIF Expenditure Amount:	168,020
Rebate Paid To:	BettPlex LLC
Tied To Debt:	BettPlex
Tied To Project:	BettPlex
Projected Final FY of Rebate:	2038

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**TIF Taxing District Data Collection**

Local Government Name: BETTENDORF (82G770)  
 Urban Renewal Area: BETTENDORF I80 URA (82058)  
 TIF Taxing District Name: BETTENDORF CITY/PLEASANT VALLEY SCH/BETTPLEX TIF INCREM  
 TIF Taxing District Inc. Number: 820519  
 TIF Taxing District Base Year: 2016  
 FY TIF Revenue First Received: 2020  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2017

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	0	60,541,900	0	0	0	60,541,900	0	60,541,900
Taxable	0	0	53,455,003	0	0	0	53,455,003	0	53,455,003
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	396,024	53,455,003	53,455,003	0	0

FY 2025 TIF Revenue Received: 1,354,402

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**Urban Renewal Area Data Collection**

Local Government Name: BETTENDORF (82G770)  
 Urban Renewal Area: BETTENDORF URA 2011  
 UR Area Number: 82060

UR Area Creation Date:

UR Area Purpose:

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
BETTENDORF CITY/PLEASANT VALLEY SCH/JJZ UR TIF INCR	820533	820534	2,132,130

**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	2,768,600	0	0	0	2,768,600	0	2,768,600
Taxable	0	0	2,145,114	0	0	0	2,145,114	0	2,145,114
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:** 47      **0**      **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	54,021
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>54,021</b>

Rebate Expenditures:	54,068
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>54,068</b>

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

## Projects For BETTENDORF URA 2011

### JJZ, LLC.

Description:	Rebate for Industrial Development
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For BETTENDORF URA 2011

### JJZ, LLC.

Debt/Obligation Type:	Rebates
Principal:	490,477
Interest:	0
Total:	490,477
Annual Appropriation?:	Yes
Date Incurred:	07/01/2022
FY of Last Payment:	2032

## Rebates For BETTENDORF URA 2011

### JJZ, LLC.

TIF Expenditure Amount:	54,068
Rebate Paid To:	JJZ, LLC.
Tied To Debt:	JJZ, LLC.
Tied To Project:	JJZ, LLC.
Projected Final FY of Rebate:	2040

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**TIF Taxing District Data Collection**

Local Government Name: BETTENDORF (82G770)  
 Urban Renewal Area: BETTENDORF URA 2011 (82060)  
 TIF Taxing District Name: BETTENDORF CITY/PLEASANT VALLEY SCH/JJZ UR TIF INCR  
 TIF Taxing District Inc. Number: 820534  
 TIF Taxing District Base Year: 2020  
 FY TIF Revenue First Received: 2023  
 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	2,768,600	0	0	0	2,768,600	0	2,768,600
Taxable	0	0	2,145,114	0	0	0	2,145,114	0	2,145,114
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	636,470	2,132,130	2,132,130	0	0

FY 2025 TIF Revenue Received: 54,021

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**Urban Renewal Area Data Collection**

Local Government Name: BETTENDORF (82G770)  
 Urban Renewal Area: BETTENDORF IND PARK/HWY67 URA  
 UR Area Number: 82061

UR Area Creation Date:

UR Area Purpose:

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
BETTENDORF CITY/PLEASANT VALLEY SCH/BETT IND UR TIF INCR	820535	820536	12,119,540

**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	14,173,800	0	0	0	14,173,800	0	14,173,800
Taxable	0	0	12,224,109	0	0	0	12,224,109	0	12,224,109
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:** **1,464** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	307,076
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>307,076</b>

Rebate Expenditures:	307,076
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>307,076</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:** **1,464** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

## Projects For BETTENDORF IND PARK/HWY67 URA

### BETTINDUSTRIAL

Description:	Rebate for Industrial Development
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For BETTENDORF IND PARK/HWY67 URA

### BETTINDUSTRIAL

Debt/Obligation Type:	Rebates
Principal:	2,430,181
Interest:	0
Total:	2,430,181
Annual Appropriation?:	Yes
Date Incurred:	07/01/2022
FY of Last Payment:	2032

## Rebates For BETTENDORF IND PARK/HWY67 URA

### BETTINDUSTRIAL

TIF Expenditure Amount:	307,076
Rebate Paid To:	BETTINDUSTRIAL
Tied To Debt:	BETTINDUSTRIAL
Tied To Project:	BETTINDUSTRIAL
Projected Final FY of Rebate:	2040

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**TIF Taxing District Data Collection**

Local Government Name: BETTENDORF (82G770)  
 Urban Renewal Area: BETTENDORF IND PARK/HWY67 URA (82061)  
 TIF Taxing District Name: BETTENDORF CITY/PLEASANT VALLEY SCH/BETT IND UR TIF INCR  
 TIF Taxing District Inc. Number: 820536  
 TIF Taxing District Base Year: 2017  
 FY TIF Revenue First Received: 2023  
 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	14,173,800	0	0	0	14,173,800	0	14,173,800
Taxable	0	0	12,224,109	0	0	0	12,224,109	0	12,224,109
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	286,360	12,224,109	12,119,540	104,569	2,649

FY 2025 TIF Revenue Received: 307,076