

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

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

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
ROCK VALLEY URBAN RENEWAL	84009	3
ROCK VALLEY WESTVIEW URBAN RENEWAL	84043	2
ROCK VALLEY ROCK RIDGE URBAN RENEWAL	84064	2

TIF Debt Outstanding: **11,630,776**

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:	1,562,840	
TIF Sp. Revenue Fund Interest:	0	
Property Tax Replacement Claims	0	
Asset Sales & Loan Repayments:	0	
Total Revenue:	1,562,840	

Rebate Expenditures:	663,179	
Non-Rebate Expenditures:	937,982	
Returned to County Treasurer:	0	
Total Expenditures:	1,601,161	

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	-38,321	0	Amount of 06-30-2025 Cash Balance Restricted for LMI
---	----------------	----------	---

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: **10,067,936**

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

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

UR Area Creation Date: 11/1989

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

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
ROCK VALLEY CITY/ROCK VALLEY SCH/UR/121 INCREM	840102	840103	49,621,079
ROCK VALLEY CITY/ROCK VALLEY SCH/RV UR AMDT 4/121-C INCREM	840451	840452	293,610
ROCK VALLEY CITY/ROCK VALLEY SCH/RV UR AMDT 4 AG/121-D INCREM	840453	840454	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	46,880,621	32,325,459	5,685,480	0	-72,000	84,644,060	0	84,644,060
Taxable	0	21,725,793	23,746,962	4,738,659	0	-72,000	49,963,914	0	49,963,914
Homestead Credits									155

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:	1,562,840
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	1,562,840

Rebate Expenditures:	332,884
Non-Rebate Expenditures:	869,224
Returned to County Treasurer:	0
Total Expenditures:	1,202,108

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 360,732 **Amount of 06-30-2025 Cash Balance Restricted for LMI:** 0

Projects For ROCK VALLEY URBAN RENEWAL

East Side Water Main

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

Waste Water Treatment Plant

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

Highway 18/Main Street

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

10th Ave. Paving & Utilities

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

Community Oil Complex (#2)

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

Sam Koth RV Dental

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

Rock Valley Tractor Parts

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

VB&VV/ROCK RIVER RENTALS

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

Traffic Control Hwy 18 & Flood Mitigation

Description:	Traffic Control & Flood Mitigation
--------------	------------------------------------

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

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

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

Project Youth Daycare

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

Rock Ridge Road/14th St East

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

Debts/Obligations For ROCK VALLEY URBAN RENEWAL

2009 Water SRF Bonds

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	347,000
Interest:	26,430
Total:	373,430
Annual Appropriation?:	No
Date Incurred:	12/22/2008
FY of Last Payment:	2029

2009 Sewer SRF Bonds

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	1,231,000
Interest:	65,993
Total:	1,296,993
Annual Appropriation?:	No
Date Incurred:	12/22/2008
FY of Last Payment:	2030

2015 Series Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	140
Interest:	6,300
Total:	6,440
Annual Appropriation?:	No
Date Incurred:	06/15/2015
FY of Last Payment:	2025

2017 Sewer SRF Bond

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	135,000
Interest:	7,693
Total:	142,693
Annual Appropriation?:	No
Date Incurred:	03/01/2017
FY of Last Payment:	2036

Sam Koth

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

Rock Valley Tractor Parts

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	05/01/2019
FY of Last Payment:	2028

VB&VV/Rock River Rentals

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

2019 Series Bond

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	250,000
Interest:	21,965
Total:	271,965
Annual Appropriation?:	No
Date Incurred:	07/30/2019
FY of Last Payment:	2029

2020 Series Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	785,000
Interest:	52,500
Total:	837,500
Annual Appropriation?:	No
Date Incurred:	09/01/2020
FY of Last Payment:	2030

Project Youth Daycare

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

2021 Series Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	770,000
Interest:	58,873
Total:	828,873
Annual Appropriation?:	No
Date Incurred:	05/30/2021
FY of Last Payment:	2031

Non-Rebates For ROCK VALLEY URBAN RENEWAL

TIF Expenditure Amount:	248,445
Tied To Debt:	2009 Sewer SRF Bonds
Tied To Project:	Waste Water Treatment Plant
TIF Expenditure Amount:	146,300
Tied To Debt:	2015 Series Bond
Tied To Project:	10th Ave. Paving & Utilities
TIF Expenditure Amount:	72,308
Tied To Debt:	2017 Sewer SRF Bond
Tied To Project:	Waste Water Treatment Plant
TIF Expenditure Amount:	59,835
Tied To Debt:	2019 Series Bond
Tied To Project:	Traffic Control Hwy 18 & Flood Mitigation
TIF Expenditure Amount:	92,810
Tied To Debt:	2009 Water SRF Bonds
Tied To Project:	East Side Water Main
TIF Expenditure Amount:	143,140
Tied To Debt:	2020 Series Bond
Tied To Project:	Rock Ridge Rd./14th St./Main St./10th Ave
TIF Expenditure Amount:	106,386
Tied To Debt:	2021 Series Bond
Tied To Project:	Rock Ridge Road/14th St East

Rebates For ROCK VALLEY URBAN RENEWAL

10th Street

TIF Expenditure Amount: 0
Rebate Paid To: Jerry Kelderman
Tied To Project: Community Oil Complex (#2)
Projected Final FY of Rebate: 2024

1427 10th Street

TIF Expenditure Amount: 0
Rebate Paid To: Evan Vanden Bosch
Projected Final FY of Rebate: 2022

1250 22nd Ave

TIF Expenditure Amount: 0
Rebate Paid To: Tony Rau
Projected Final FY of Rebate: 2022

1302 10th Ave

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

1004 10th Ave

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

Golf Course Rd

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

27407 Discovery Lane

TIF Expenditure Amount: 300,000
Rebate Paid To: Board president
Tied To Debt: Project Youth Daycare
Tied To Project: Project Youth Daycare
Projected Final FY of Rebate: 2032

Jobs For ROCK VALLEY URBAN RENEWAL

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

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

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

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

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

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

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

NONE

256 Characters Left

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

6775000

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

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

UR Designation	
Slum	No
Blighted	No
Economic Development	10/1988

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	46,361,721	32,135,349	5,685,480	0	-72,000	83,938,300	0	83,938,300
Taxable	0	21,485,321	23,641,349	4,738,659	0	-72,000	49,621,079	0	49,621,079
Homestead Credits									153

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	14,692,634	49,621,079	49,621,079	0	0

FY 2025 TIF Revenue Received: 1,562,840

TIF Taxing District Data Collection

Local Government Name: ROCK VALLEY (84G809)
 Urban Renewal Area: ROCK VALLEY URBAN RENEWAL (84009)
 TIF Taxing District Name: ROCK VALLEY CITY/ROCK VALLEY SCH/RV UR AMDT 4/121-C INCREM
 TIF Taxing District Inc. Number: 840452
 TIF Taxing District Base Year: 2020
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	518,900	190,110	0	0	0	705,760	0	705,760
Taxable	0	240,472	105,613	0	0	0	342,835	0	342,835
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	415,400	290,360	293,610	-3,250	-81

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: ROCK VALLEY (84G809)
 Urban Renewal Area: ROCK VALLEY URBAN RENEWAL (84009)
 TIF Taxing District Name: ROCK VALLEY CITY/ROCK VALLEY SCH/RV UR AMDT 4 AG/121-D INCREM
 TIF Taxing District Inc. Number: 840454

TIF Taxing District Base Year:	2020	UR Designation	
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	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	88,790	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: ROCK VALLEY (84G809)
 Urban Renewal Area: ROCK VALLEY WESTVIEW URBAN RENEWAL
 UR Area Number: 84043

UR Area Creation Date: 01/2003

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

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
ROCK VALLEY CITY/ROCK VALLEY SCH/WESTVIEW/121-W INCREM	840261	840262	0
ROCK VALLEY CITY/ROCK VALLEY SCH/WESTVIEW AMDT 1/121-W1 INCREM	840471	840472	8,959,280

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	11,159,930	897,610	0	0	12,057,540	0	12,057,540
Taxable	0	0	8,216,916	742,364	0	0	8,959,280	0	8,959,280
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
Total Revenue:	0

Rebate Expenditures:	97,813
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	97,813

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: -97,813 0 **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For ROCK VALLEY WESTVIEW URBAN RENEWAL

E&L Trucking Ent., LLC

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

Gator Brothers

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

Rock Electric

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

Rienk, Inc (orig)

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

Rienk, Inc (Addition)

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

Outdoor Elements

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

Kane Fiedler Trucking

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

Valley Plating Expansion

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

Debts/Obligations For ROCK VALLEY WESTVIEW URBAN RENEWAL**E&L Trucking ENT., LLC**

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

Gator Brothers

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

Rock Electric

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

Rienk, Inc (orig)

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

Rienk Inc (addition)

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

Outdoor Elements

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

Fiedler Trucking

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

Valley Plating Expansion

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/01/2023
FY of Last Payment:	2026

Rebates For ROCK VALLEY WESTVIEW URBAN RENEWAL

169 Westview Drive

TIF Expenditure Amount: 0
 Rebate Paid To: Van Kley Tool & Die
 Projected Final FY of Rebate: 2022

177 Westview Drive

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

188 Westview Drive

TIF Expenditure Amount: 0
 Rebate Paid To: Midwest Pro
 Projected Final FY of Rebate: 2023

183 Westview Drive

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

813 Westview Drive

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

3113 Eagle Ave

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

3113 Eagle Ave

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

Westview drive

TIF Expenditure Amount: 14,306
 Rebate Paid To: Fiedler Trucking
 Tied To Debt: Fiedler Trucking
 Tied To Project: Kane Fiedler Trucking
 Projected Final FY of Rebate: 2026

Westview Drive

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

Westview Drive

TIF Expenditure Amount:	11,485
Rebate Paid To:	Valley Plating
Tied To Debt:	Valley Plating Expansion
Tied To Project:	Valley Plating Expansion
Projected Final FY of Rebate:	2026

Jobs For ROCK VALLEY WESTVIEW URBAN RENEWAL

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

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

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

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

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

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

Project:	Outdoor Elements
Company Name:	Outdoor Elements
Date Agreement Began:	03/01/2020
Date Agreement Ends:	11/15/2026
Number of Jobs Created or Retained:	5
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	380,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Kane Fiedler Trucking
Company Name:	Feidler Trucking
Date Agreement Began:	08/01/2020
Date Agreement Ends:	11/15/2026
Number of Jobs Created or Retained:	3
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	550,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Valley Plating Expansion
Company Name:	Valley Plating Expansion
Date Agreement Began:	11/01/2023
Date Agreement Ends:	11/01/2026
Number of Jobs Created or Retained:	18
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	1,484,000
Total Estimated Cost of Public Infrastructure:	0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

none

256 Characters Left

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

7420000

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

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

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2003

TIF Taxing District Value by Class - 1/1/2023 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	68,383	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: ROCK VALLEY (84G809)
 Urban Renewal Area: ROCK VALLEY WESTVIEW URBAN RENEWAL (84043)
 TIF Taxing District Name: ROCK VALLEY CITY/ROCK VALLEY SCH/WESTVIEW AMDT 1/121-W1 INCREM
 TIF Taxing District Inc. Number: 840472
 TIF Taxing District Base Year: 0
 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	11,159,930	897,610	0	0	12,057,540	0	12,057,540
Taxable	0	0	8,216,916	742,364	0	0	8,959,280	0	8,959,280
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	33,320	8,959,280	8,959,280	0	0

FY 2025 TIF Revenue Received: 0

Projects For ROCK VALLEY ROCK RIDGE URBAN RENEWAL

Rock Ridge Drive

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

D&D Global (orig)

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

Rock River Lodging

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

D&D Global (addition)

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

Kooima Ag

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

DWK Frosted Frog

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

DWK FF 2021 addition

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

Herms Sanitation

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

Kooima Company

Description:	Economic Development Incentives
--------------	---------------------------------

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

DWK / Elite Plastics

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

Ohlson Repair

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

Lammers Trucking

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

Summit Dr/Tower Rd

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

Rock Valley Industrial Development

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

Debts/Obligations For ROCK VALLEY ROCK RIDGE URBAN RENEWAL

2017 Series Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	290,000
Interest:	15,410
Total:	305,410
Annual Appropriation?:	No
Date Incurred:	07/15/2017
FY of Last Payment:	2028

D&D Global (orig)

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

Rock River Lodging

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

D&D Global (addition)

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

Koima Ag

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

DWK Holdings

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/01/2020
FY of Last Payment:	2031

DWK Holdings (2021 Addition)

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

Herms Sanitation

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

Kooima Company

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	05/15/2023
FY of Last Payment:	2034

Ohlson Repair

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	05/15/2024
FY of Last Payment:	2033

DWK / Elite Plastics

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	05/15/2024
FY of Last Payment:	2033

Lammers Trucking

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/04/2025
FY of Last Payment:	2035

2024 Series Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	5,300,000
Interest:	2,267,472

Total:	7,567,472
Annual Appropriation?:	No
Date Incurred:	01/01/2025
FY of Last Payment:	2045

Rock Valley Industrial Development

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	07/15/2024
FY of Last Payment:	2033

Non-Rebates For ROCK VALLEY ROCK RIDGE URBAN RENEWAL

TIF Expenditure Amount:	68,758
Tied To Debt:	2017 Series Bond
Tied To Project:	Rock Ridge Drive

TIF Expenditure Amount:	0
Tied To Debt:	2024 Series Bond
Tied To Project:	Summit Dr/Tower Rd

Rebates For ROCK VALLEY ROCK RIDGE URBAN RENEWAL

2672 Rock Ridge Drive

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

2679 Rock Ridge Drive

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

2672 Rock Ridge Drive

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

2638 310th Street

TIF Expenditure Amount:	66,024
Rebate Paid To:	Kooima Ag
Tied To Debt:	Kooima Ag
Tied To Project:	Kooima Ag
Projected Final FY of Rebate:	2030

2692 Rock Ridge Drive

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

2692 Rock Ridge Drive

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

2688 Rock Ridge Drive

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

2638 310th Street

TIF Expenditure Amount:	0
-------------------------	---

Rebate Paid To:	Kooima Co
Tied To Debt:	Kooima Company
Tied To Project:	Kooima Company
Projected Final FY of Rebate:	2034

2635 Rock Ridge Rd

TIF Expenditure Amount:	10,786
Rebate Paid To:	Ohlson Repair
Tied To Debt:	Ohlson Repair
Tied To Project:	Ohlson Repair
Projected Final FY of Rebate:	2033

2696 Rock Ridge Drive

TIF Expenditure Amount:	16,219
Rebate Paid To:	DWK Elite Plastics
Tied To Debt:	DWK / Elite Plastics
Tied To Project:	DWK / Elite Plastics
Projected Final FY of Rebate:	2033

Rock Ridge Drive

TIF Expenditure Amount:	20,729
Rebate Paid To:	Rock Valley Industrial Development
Tied To Debt:	Rock Valley Industrial Development
Tied To Project:	Rock Valley Industrial Development
Projected Final FY of Rebate:	2033

Jobs For ROCK VALLEY ROCK RIDGE URBAN RENEWAL

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

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

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

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

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

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

Project:	Herms Sanitation
Company Name:	Herms Sanitation
Date Agreement Began:	02/19/2022
Date Agreement Ends:	05/15/2032
Number of Jobs Created or Retained:	3
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	450,000

Total Estimated Cost of Public Infrastructure: 0

Project: Kooima Company
Company Name: Kooima Company
Date Agreement Began: 05/15/2024
Date Agreement Ends: 11/15/2034
Number of Jobs Created or Retained: 165
Total Annual Wages of Required Jobs: 0
Total Estimated Private Capital Investment: 8,000,000
Total Estimated Cost of Public Infrastructure: 0

Project: DWK / Elite Plastics
Company Name: Elite PLastics
Date Agreement Began: 05/15/2024
Date Agreement Ends: 05/15/2033
Number of Jobs Created or Retained: 3
Total Annual Wages of Required Jobs: 0
Total Estimated Private Capital Investment: 1,500,000
Total Estimated Cost of Public Infrastructure: 100,000

Project: Ohlson Repair
Company Name: Ohlson Repair
Date Agreement Began: 05/15/2024
Date Agreement Ends: 05/15/2033
Number of Jobs Created or Retained: 1
Total Annual Wages of Required Jobs: 0
Total Estimated Private Capital Investment: 650,000
Total Estimated Cost of Public Infrastructure: 50,000

Project: Rock Valley Industrial
Development
Company Name: Rock Valley Industrial
Development
Date Agreement Began: 09/01/2024
Date Agreement Ends: 11/15/2033
Number of Jobs Created or Retained: 3
Total Annual Wages of Required Jobs: 0
Total Estimated Private Capital Investment: 1,100,000
Total Estimated Cost of Public Infrastructure: 0

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

none

256 Characters Left

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

8992000

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: ROCK VALLEY (84G809)
 Urban Renewal Area: ROCK VALLEY ROCK RIDGE URBAN RENEWAL (84064)
 TIF Taxing District Name: ROCK VALLEY CITY/ROCK VALLEY SCH/ROCK RIDGE UR/123 INCREM
 TIF Taxing District Inc. Number: 840368
 TIF Taxing District Base Year: 2010
 FY TIF Revenue First Received: 2013
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2030

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2010

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	3,628,280	0	0	0	3,628,280	0	3,628,280
Taxable	0	0	3,199,966	0	0	0	3,199,966	0	3,199,966
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	8,610	3,199,966	3,199,966	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: ROCK VALLEY (84G809)
 Urban Renewal Area: ROCK VALLEY ROCK RIDGE URBAN RENEWAL (84064)
 TIF Taxing District Name: ROCK VALLEY CITY/ROCK VALLEY SCH/ROCK RIDGE UR AMDT 2/123-1 INCREM
 TIF Taxing District Inc. Number: 840464
 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	0	0	6,686,280	0	0	6,686,280	0	6,686,280
Taxable	0	0	0	5,948,298	0	0	5,948,298	0	5,948,298
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	5,790,210	896,070	896,070	0	0

FY 2025 TIF Revenue Received: 0