



CITY OF
OTTUMWA

TENATIVE AGENDA
OTTUMWA CITY COUNCIL

SPECIAL MEETING NO. 30
Room 8B – Depot Conference Room

November 27, 2023
1:00 O'Clock P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL: Council Member Pope, Roe, Galloway, Hoffman, McAntire and Mayor Johnson.

APPROVAL OF AGENDA

All items on this agenda are subject to discussion and/or action.

***Items on the TABLE:**

1. Receive and Approve the Annual Urban Renewal Report for the Westgate Urban Renewal Area, Airport Urban Renewal Area, Wildwood Drive/Highway 34 Urban Renewal Area, Hospital District/Pennsylvania Avenue Corridor Urban Renewal Area, Vogel Urban Renewal Area and Bonita Urban Renewal Area for the fiscal year of July 2022 through June 2023 for the City of Ottumwa, Iowa.

RECOMMENDATION: Approve the Annual Urban Renewal Report for FY2023.

ADJOURN

*** It is the goal of the City of Ottumwa that all City Council public meetings are accessible to people with disabilities. If you need assistance in participating in City Council meetings due to a disability as defined under the ADA, please call the City Clerk's Office at (641) 683-0621 at least one (1) business day prior to the scheduled meeting to request an accommodation. ***



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O T T U M W A

FAX COVER SHEET

City of Ottumwa

DATE: 11/22/2023 TIME: 4:15 PM NO. OF PAGES 2
(Including Cover Sheet)

TO: News Media CO: _____

FAX NO: _____

FROM: Christina Reinhard

FAX NO: 641-683-0613 PHONE NO: 641-683-0620

MEMO: Tentative Agenda for the Special City Council Meeting #30 to be held on 11/27/2023 at 1:00 P.M. at 210 West Main Street (current City Hall location).

 FAX MULTI TX REPORT

JOB NO. 4076
 DEPT. ID 4717
 PGS. 2

TX INCOMPLETE -----
 TRANSACTION OK 916606271885
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MEMO: Tentative Agenda for the Special City Council Meeting #30 to be held on 11/27/2023 at 1:00 P.M. at 210 West Main Street (current City Hall location).

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JOB NO. 4076
DEPT. ID 4717
ST. TIME 11/22 16:24
SHEETS 2
FILE NAME

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MEMO: Tentative Agenda for the Special City Council Meeting #30 to be held on
11/27/2023 at 1:00 P.M. at 210 West Main Street (current City Hall location).

Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Levy Authority Summary

Local Government Name: OTTUMWA
 Local Government Number: 90G868

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
OTTUMWA WESTGATE URBAN RENEWAL	90001	10
OTTUMWA AIRPORT URBAN RENEWAL	90002	4
HOSPITAL DISTRICT PENN AVE CORRIDOR URBAN RENEWAL	90003	1
VOGEL URBAN RENEWAL	90004	1
OTTUMWA WILDWOOD DR/HWY 34	90075	1
OTTUMWA BONITA URBAN RENEWAL	90900	0

TIF Debt Outstanding: **12,496,348**

TIF Sp. Rev. Fund Cash Balance			Amount of 07-01-2022 Cash Balance
as of 07-01-2022:	-971,576	0	Restricted for LMI

TIF Revenue:	1,841,611
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	1,841,611

Rebate Expenditures:	0
Non-Rebate Expenditures:	973,629
Returned to County Treasurer:	0
Total Expenditures:	973,629

TIF Sp. Rev. Fund Cash Balance			Amount of 06-30-2023 Cash Balance
as of 06-30-2023:	-103,594	0	Restricted for LMI

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: **11,626,313**

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Urban Renewal Area Data Collection

Local Government Name: OTTUMWA (90G868)
 Urban Renewal Area: OTTUMWA WESTGATE URBAN RENEWAL
 UR Area Number: 90001
 UR Area Creation Date: 05/1989

To achieve a diversified well balanced economy/standard of living/tax base with plans for land/commercial/industrial and residential development providing for installation of public works/infrastructure and amenities, elimination of blight, encourage commercial and industrial growth, rehabilitation of central business district with a sound economic base for future development.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
OTTUMWA CITY/OTTUMWA SCH/WESTGATE UR TIF INCREM	900042	900043	12,089,091
OTTUMWA CITY AG/OTTUMWA SCH/WESTGATE AG UR TIF INCREM	900044	900045	0
OTTUMWA CITY/OTTUMWA SCH/WESTGATE2 UR TIF INCREM	900050	900051	5,747,216
OTTUMWA CITY/OTTUMWA SCH/WESTGATE3 UR TIF INCREM	900067	900068	12,614,899
OTTUMWA CITY AG/OTTUMWA SCH/WESTGATE3 UR TIF INCREM	900069	900070	0
OTTUMWA CITY/OTTUMWA SCH/WESTGATE4 TIF INCREM	900071	900072	0
OTTUMWACITY/OTTUMWASCH/WESTGATE #7 INCREMENT	900077	900078	165,874
OTTUMWA CITY/OTTUMWA SCHOOL/WESTGATE/SSMID 1/TIF INC	900081	900082	536,085
OTTUMWA CITY/OTTUMWA SCHOOL/WESTGATE/SSMID 2/TIF INC	900083	900084	571,049
OTTUMWA CITY/OTTUMWA SCHOOL/WESTGATE/SSMID 3/TIF INC	900085	900086	961,227

Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	60,500	109,284,860	133,080,136	19,133,929	0	-237,801	267,707,403	0	267,707,403
Taxable	53,871	59,156,124	119,772,125	17,220,537	0	-237,801	200,035,789	0	200,035,789
Homestead Credits									914

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:

-756,216

0

Amount of 07-01-2022 Cash Balance Restricted for LMI

TIF Revenue: 1,235,268
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 1,235,268

Rebate Expenditures: 0
 Non-Rebate Expenditures: 621,333
 Returned to County Treasurer: 0
Total Expenditures: 621,333

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:

-142,281

0

Amount of 06-30-2023 Cash Balance Restricted for LMI

Projects For OTTUMWA WESTGATE URBAN RENEWAL

Downtown Maintenance

Description: Downtown Beautification Program
Main Street Iowa Program-Iowa Economic Development
Classification: Authority
Physically Complete: No
Payments Complete: No

Main Street Iowa

Description: Contribution to Main Street Iowa Program
Main Street Iowa Program-Iowa Economic Development
Classification: Authority
Physically Complete: No
Payments Complete: No

CSO Projects

Description: Utilities Sewer Separation
Classification: Roads, Bridges & Utilities
Physically Complete: No
Payments Complete: No

2017 Washington Apartments PDA

Description: Payment towards the costs of developing Washington
Apartments
Classification: Commercial - apartment/condos (residential use, classified
commercial)
Physically Complete: Yes
Payments Complete: No

2020 Highlands PDA

Description: Payment towards the costs of redevelopment and
renovation
Classification: Commercial-Medical
Physically Complete: Yes
Payments Complete: No

2021 Cobblestone Hotel PDA

Description: Payment towards the costs of constructing a hotel
Classification: Commercial - hotels and conference centers
Physically Complete: No
Payments Complete: No

2023 Asbury PDA

Description: Payment towards the costs of construction of Asbury
Heights
Classification: Low and Moderate Income Housing
Physically Complete: No
Payments Complete: No

Debts/Obligations For OTTUMWA WESTGATE URBAN RENEWAL

Downtown Maintenance

Debt/Obligation Type:	Other Debt
Principal:	40,000
Interest:	0
Total:	40,000
Annual Appropriation?:	Yes
Date Incurred:	12/07/2021
FY of Last Payment:	2024

Mainstreet Ottumwa

Debt/Obligation Type:	Other Debt
Principal:	30,000
Interest:	0
Total:	30,000
Annual Appropriation?:	Yes
Date Incurred:	12/07/2021
FY of Last Payment:	2023

2020 GO

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	790,784
Interest:	223,621
Total:	1,014,405
Annual Appropriation?:	Yes
Date Incurred:	05/14/2020
FY of Last Payment:	2040

Admin Fees

Debt/Obligation Type:	Other Debt
Principal:	10,000
Interest:	0
Total:	10,000
Annual Appropriation?:	Yes
Date Incurred:	07/01/2017
FY of Last Payment:	2025

Washington Apartments Developer Agreement

Debt/Obligation Type:	Rebates
Principal:	390,000
Interest:	0
Total:	390,000
Annual Appropriation?:	Yes
Date Incurred:	11/07/2017
FY of Last Payment:	2030

Highlands Development Agreement

Debt/Obligation Type:	Rebates
Principal:	3,800,000
Interest:	0

Total:	3,800,000
Annual Appropriation?:	Yes
Date Incurred:	05/19/2020
FY of Last Payment:	2042

Cobblestone Hotel

Debt/Obligation Type:	Rebates
Principal:	2,400,000
Interest:	0
Total:	2,400,000
Annual Appropriation?:	Yes
Date Incurred:	09/21/2021
FY of Last Payment:	2045

Cobblestone Hotel

Debt/Obligation Type:	Other Debt
Principal:	75,000
Interest:	0
Total:	75,000
Annual Appropriation?:	No
Date Incurred:	09/21/2021
FY of Last Payment:	2023

Asbury Deveopment

Debt/Obligation Type:	Other Debt
Principal:	186,000
Interest:	0
Total:	186,000
Annual Appropriation?:	No
Date Incurred:	04/18/2023
FY of Last Payment:	2025

Non-Rebates For OTTUMWA WESTGATE URBAN RENEWAL

TIF Expenditure Amount:	30,000
Tied To Debt:	Mainstreet Ottumwa
Tied To Project:	Main Street Iowa
TIF Expenditure Amount:	71,132
Tied To Debt:	Cobblestone Hotel
Tied To Project:	2021 Cobblestone Hotel PDA
TIF Expenditure Amount:	39,138
Tied To Debt:	Downtown Maintenance
Tied To Project:	Downtown Maintenance
TIF Expenditure Amount:	478,607
Tied To Debt:	2020 GO
Tied To Project:	CSO Projects
TIF Expenditure Amount:	2,456
Tied To Debt:	Admin Fees
Tied To Project:	2021 Cobblestone Hotel PDA

TIF Taxing District Data Collection

Local Government Name:	OTTUMWA (90G868)		
Urban Renewal Area:	OTTUMWA WESTGATE URBAN RENEWAL (90001)		
TIF Taxing District Name:	OTTUMWA CITY/OTTUMWA SCH/WESTGATE UR TIF INCREM		
TIF Taxing District Inc. Number:	900043		
TIF Taxing District Base Year:	1989		
FY TIF Revenue First Received:	1991		UR Designation
Subject to a Statutory end date?	Yes	Slum	No
Fiscal year this TIF Taxing District		Blighted	05/1989
statutorily ends:	2023	Economic Development	05/1989

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	35,398,880	38,393,851	152,040	0	-88,896	74,690,563	0	74,690,563
Taxable	0	19,161,494	34,554,467	136,836	0	-88,896	54,296,016	0	54,296,016
Homestead Credits									331

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	17,102,818	54,296,016	12,089,091	42,206,925	1,541,061

FY 2023 TIF Revenue Received: 500,739

TIF Taxing District Data Collection

Local Government Name:	OTTUMWA (90G868)		
Urban Renewal Area:	OTTUMWA WESTGATE URBAN RENEWAL (90001)		
TIF Taxing District Name:	OTTUMWA CITY AG/OTTUMWA SCH/WESTGATE AG UR TIF INCREM		
TIF Taxing District Inc. Number:	900045		
TIF Taxing District Base Year:	1989		
FY TIF Revenue First Received:	1991		UR Designation
Subject to a Statutory end date?	Yes	Slum	No
Fiscal year this TIF Taxing District		Blighted	No
statutorily ends:	2023	Economic Development	05/1989

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	60,500	0	0	0	0	0	60,500	0	60,500
Taxable	53,871	0	0	0	0	0	53,871	0	53,871
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	63,662	0	0	0	0

FY 2023 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

TIF Taxing District Data Collection

Local Government Name:	OTTUMWA (90G868)		
Urban Renewal Area:	OTTUMWA WESTGATE URBAN RENEWAL (90001)		
TIF Taxing District Name:	OTTUMWA CITY/OTTUMWA SCH/WESTGATE2 UR TIF INCREM		
TIF Taxing District Inc. Number:	900051		
TIF Taxing District Base Year:	1994		
FY TIF Revenue First Received:	1996		UR Designation
Subject to a Statutory end date?	Yes	Slum	No
Fiscal year this TIF Taxing District		Blighted	07/1994
statutorily ends:	2023	Economic Development	07/1994

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	14,119,200	32,906,038	26,940	0	-45,193	49,528,598	0	49,528,598
Taxable	0	7,642,714	29,615,436	24,246	0	-45,193	38,844,729	0	38,844,729
Homestead Credits									157

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	23,761,183	25,812,608	5,747,216	20,065,392	732,628

FY 2023 TIF Revenue Received: 205,799

TIF Taxing District Data Collection

Local Government Name:	OTTUMWA (90G868)		
Urban Renewal Area:	OTTUMWA WESTGATE URBAN RENEWAL (90001)		
TIF Taxing District Name:	OTTUMWA CITY/OTTUMWA SCH/WESTGATE3 UR TIF INCREM		
TIF Taxing District Inc. Number:	900068		
TIF Taxing District Base Year:	2002		
FY TIF Revenue First Received:	2004		UR Designation
Subject to a Statutory end date?	Yes	Slum	No
Fiscal year this TIF Taxing District		Blighted	05/2002
statutorily ends:	2023	Economic Development	05/2002

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	47,044,890	36,617,452	0	0	-75,932	83,775,974	0	83,775,974
Taxable	0	25,465,489	32,955,707	0	0	-75,932	58,466,111	0	58,466,111
Homestead Credits									271

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	27,194,312	56,657,594	12,614,899	44,042,695	1,608,089

FY 2023 TIF Revenue Received: 444,082

TIF Taxing District Data Collection

Local Government Name: OTTUMWA (90G868)
 Urban Renewal Area: OTTUMWA WESTGATE URBAN RENEWAL (90001)
 TIF Taxing District Name: OTTUMWA CITY AG/OTTUMWA SCH/WESTGATE3 UR TIF INCREM
 TIF Taxing District Inc. Number: 900070
 TIF Taxing District Base Year: 2002
 FY TIF Revenue First Received: 2004
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2023

	Slum	UR Designation
	Blighted	No
	Economic Development	No
		05/2002

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	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 2023	0	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: OTTUMWA (90G868)
 Urban Renewal Area: OTTUMWA WESTGATE URBAN RENEWAL (90001)
 TIF Taxing District Name: OTTUMWA CITY/OTTUMWA SCH/WESTGATE4 TIF INCREM
 TIF Taxing District Inc. Number: 900072
 TIF Taxing District Base Year: 2009
 FY TIF Revenue First Received: 2011
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2030

	Slum	UR Designation
	Blighted	No
	Economic Development	11/2009
		11/2009

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	10,228,950	7,079,626	18,701,469	0	-25,928	36,056,409	0	36,056,409
Taxable	0	5,536,994	6,371,664	16,831,323	0	-25,928	28,760,138	0	28,760,138
Homestead Credits									130

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	54,559,403	0	0	0	0

FY 2023 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

TIF Taxing District Data Collection

Local Government Name: OTTUMWA (90G868)
 Urban Renewal Area: OTTUMWA WESTGATE URBAN RENEWAL (90001)
 TIF Taxing District Name: OTTUMWACITY/OTTUMWASCH/WESTGATE #7 INCREMENT
 TIF Taxing District Inc. Number: 900078
 TIF Taxing District Base Year: 2016
 FY TIF Revenue First Received: 0
 Subject to a Statutory end date? No

	Slum	UR Designation
	Blighted	No
	Economic Development	No

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,438,990	3,319,626	0	0	-1,852	5,951,755	0	5,951,755
Taxable	0	1,320,230	2,987,663	0	0	-1,852	4,430,348	0	4,430,348
Homestead Credits									25

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	5,208,609	744,998	165,874	579,124	21,145

FY 2023 TIF Revenue Received: 5,938

TIF Taxing District Data Collection

Local Government Name: OTTUMWA (90G868)
 Urban Renewal Area: OTTUMWA WESTGATE URBAN RENEWAL (90001)
 TIF Taxing District Name: OTTUMWA CITY/OTTUMWA SCHOOL/WESTGATE/SSMID 1/TIF INC
 TIF Taxing District Inc. Number: 900082
 TIF Taxing District Base Year: 1994
 FY TIF Revenue First Received: 0
 Subject to a Statutory end date? No

	Slum	UR Designation
	Blighted	No
	Economic Development	No

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	4,543,730	0	0	0	4,543,730	0	4,543,730
Taxable	0	0	4,089,357	0	0	0	4,089,357	0	4,089,357
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	2,135,998	2,407,732	536,085	1,871,647	70,209

FY 2023 TIF Revenue Received: 20,109

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

TIF Taxing District Data Collection

Local Government Name: OTTUMWA (90G868)
 Urban Renewal Area: OTTUMWA WESTGATE URBAN RENEWAL (90001)
 TIF Taxing District Name: OTTUMWA CITY/OTTUMWA SCHOOL/WESTGATE/SSMID 2/TIF INC
 TIF Taxing District Inc. Number: 900084

TIF Taxing District Base Year:	1994		UR Designation
FY TIF Revenue First Received:	0	Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	No

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	53,950	6,010,665	253,480	0	0	7,217,500	0	7,217,500
Taxable	0	29,203	5,409,598	228,132	0	0	6,240,304	0	6,240,304
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	4,652,732	2,564,768	571,049	1,993,719	76,782

FY 2023 TIF Revenue Received: 21,710

TIF Taxing District Data Collection

Local Government Name: OTTUMWA (90G868)
 Urban Renewal Area: OTTUMWA WESTGATE URBAN RENEWAL (90001)
 TIF Taxing District Name: OTTUMWA CITY/OTTUMWA SCHOOL/WESTGATE/SSMID 3/TIF INC
 TIF Taxing District Inc. Number: 900086

TIF Taxing District Base Year:	1994		UR Designation
FY TIF Revenue First Received:	0	Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	No

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	4,209,148	0	0	0	5,882,374	0	5,882,374
Taxable	0	0	3,788,233	0	0	0	4,854,915	0	4,854,915
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	1,565,190	4,317,184	961,227	3,355,957	132,604

FY 2023 TIF Revenue Received: 36,891

Urban Renewal Area Data Collection

Local Government Name: OTTUMWA (90G868)
 Urban Renewal Area: OTTUMWA AIRPORT URBAN RENEWAL
 UR Area Number: 90002

UR Area Creation Date: 07/1994

To plan and provide sufficient land for comm./industrial dev., install public works and facilities ,eliminate blight,maintain transportation network, provide a marketable/investment climate and encourage commercial and industrial growth and expansion with a sound econ. base.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
RICHLAND TWP/OTTUMWA SCH/A P TIF INCREM	900056	900057	11,588,486
OTTUMWA CITY/OTTUMWA SCH/A P TIF INCREM	900058	900059	5,231,825
OTTUMWA CITY AG/OTTUMWA SCH/A P TIF INCREM	900060	900061	3
CENTER TWP/OTTUMWA SCH/A P TIF INCREM	900062	900063	156,123

Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,663,130	18,717,670	9,178,723	7,541,474	0	-12,964	37,088,033	0	37,088,033
Taxable	1,480,869	10,131,912	8,260,851	6,787,327	0	-12,964	26,647,995	0	26,647,995
Homestead Credits									57

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:

-157,551

0

Amount of 07-01-2022 Cash Balance Restricted for LMI

TIF Revenue: 471,800
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 471,800

Rebate Expenditures: 0
 Non-Rebate Expenditures: 213,975
 Returned to County Treasurer: 0
Total Expenditures: 213,975

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:

100,274

0

Amount of 06-30-2023 Cash Balance Restricted for LMI

Projects For OTTUMWA AIRPORT URBAN RENEWAL

AIRPORT RUNWAY

Description:	Airport Runway Renovation
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For OTTUMWA AIRPORT URBAN RENEWAL

GO 2019B Runway

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	925,000
Interest:	81,450
Total:	1,006,450
Annual Appropriation?:	Yes
Date Incurred:	11/17/2018
FY of Last Payment:	2027

Non-Rebates For OTTUMWA AIRPORT URBAN RENEWAL

TIF Expenditure Amount:	213,975
Tied To Debt:	GO 2019B Runway
Tied To Project:	AIRPORT RUNWAY

TIF Taxing District Data Collection

Local Government Name:	OTTUMWA (90G868)		
Urban Renewal Area:	OTTUMWA AIRPORT URBAN RENEWAL (90002)		
TIF Taxing District Name:	RICHLAND TWP/OTTUMWA SCH/A P TIF INCREM		
TIF Taxing District Inc. Number:	900057		
TIF Taxing District Base Year:	1994		
FY TIF Revenue First Received:	1996		
Subject to a Statutory end date?	Yes	Slum	UR Designation No
Fiscal year this TIF Taxing District		Blighted	06/1994
statutorily ends:	2019	Economic Development	06/1994

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,312,460	6,315,610	9,178,723	7,541,474	0	-7,408	24,340,859	0	24,340,859
Taxable	1,168,628	3,418,649	8,260,851	6,787,327	0	-7,408	19,628,047	0	19,628,047
Homestead Credits									27

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	9,691,355	14,656,912	11,588,486	3,068,426	73,475

FY 2023 TIF Revenue Received: 278,877

TIF Taxing District Data Collection

Local Government Name:	OTTUMWA (90G868)		
Urban Renewal Area:	OTTUMWA AIRPORT URBAN RENEWAL (90002)		
TIF Taxing District Name:	OTTUMWA CITY/OTTUMWA SCH/A P TIF INCREM		
TIF Taxing District Inc. Number:	900059		
TIF Taxing District Base Year:	1994		
FY TIF Revenue First Received:	1996		
Subject to a Statutory end date?	No	Slum	UR Designation No
		Blighted	06/1994
		Economic Development	06/1994

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	12,234,710	0	0	0	-5,556	12,229,154	0	12,229,154
Taxable	0	6,622,676	0	0	0	-5,556	6,617,120	0	6,617,120
Homestead Credits									29

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	83,802	6,617,120	5,231,825	1,385,295	50,580

FY 2023 TIF Revenue Received: 189,280

TIF Taxing District Data Collection

Local Government Name:	OTTUMWA (90G868)		
Urban Renewal Area:	OTTUMWA AIRPORT URBAN RENEWAL (90002)		
TIF Taxing District Name:	OTTUMWA CITY AG/OTTUMWA SCH/A P TIF INCREM		
TIF Taxing District Inc. Number:	900061		
TIF Taxing District Base Year:	1994		UR Designation
FY TIF Revenue First Received:	1996	Slum	No
Subject to a Statutory end date?	No	Blighted	06/1994
		Economic Development	06/1994

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	210	0	0	0	0	0	210	0	210
Taxable	187	0	0	0	0	0	187	0	187
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	205	5	3	2	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	OTTUMWA (90G868)		
Urban Renewal Area:	OTTUMWA AIRPORT URBAN RENEWAL (90002)		
TIF Taxing District Name:	CENTER TWP/OTTUMWA SCH/A P TIF INCREM		
TIF Taxing District Inc. Number:	900063		
TIF Taxing District Base Year:	1994		UR Designation
FY TIF Revenue First Received:	1996	Slum	No
Subject to a Statutory end date?	No	Blighted	06/1994
		Economic Development	06/1994

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	350,460	167,350	0	0	0	0	517,810	0	517,810
Taxable	312,054	90,587	0	0	0	0	402,641	0	402,641
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	320,348	197,462	156,123	41,339	964

FY 2023 TIF Revenue Received: 3,643

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Urban Renewal Area Data Collection

Local Government Name: OTTUMWA (90G868)
 Urban Renewal Area: HOSPITAL DISTRICT PENN AVE CORRIDOR URBAN RENEWAL
 UR Area Number: 90003
 UR Area Creation Date: 10/2011

URA activities are designed to provide opportunities, incentives, and sites for community economic development purposes, including new and expanded commercial development using public and private investment for the sound development of public works and facilities for the efficient development and to achieve a marketable and attractive investment climate as well as a diversified, well balanced economy providing a desirable standard of living, job opportunity and strengthened tax base.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
OTTUMWA CITY/OTTUMWA SCH/HOSP DIST PENN AVE CORRIDOR INCREMENT	900073	900074	0

Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,349,030	59,944,727	0	0	-3,704	75,701,263	0	75,701,263
Taxable	0	730,235	53,950,254	0	0	-3,704	63,863,932	0	63,863,932
Homestead Credits									13

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: 0 0 **Amount of 07-01-2022 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: 0
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: 0 0 **Amount of 06-30-2023 Cash Balance Restricted for LMI**

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TIF Taxing District Data Collection

Local Government Name:	OTTUMWA (90G868)		
Urban Renewal Area:	HOSPITAL DISTRICT PENN AVE CORRIDOR URBAN RENEWAL (90003)		
TIF Taxing District Name:	OTTUMWA CITY/OTTUMWA SCH/HOSP DIST PENN AVE CORRIDOR INCREMENT		
TIF Taxing District Inc. Number:	900074		
TIF Taxing District Base Year:	2011		
FY TIF Revenue First Received:	2013		
Subject to a Statutory end date?	Yes	Slum Blighted Economic Development	UR Designation No No 11/2011
Fiscal year this TIF Taxing District statutorily ends:	2031		

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,349,030	59,944,727	0	0	-3,704	75,701,263	0	75,701,263
Taxable	0	730,235	53,950,254	0	0	-3,704	63,863,932	0	63,863,932
Homestead Credits									13

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	31,594,176	44,110,791	0	44,110,791	1,610,575

FY 2023 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: OTTUMWA (90G868)
 Urban Renewal Area: VOGEL URBAN RENEWAL
 UR Area Number: 90004

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
VOGEL URBAN RENEWAL INCREMENT	900079	900080	0

Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	430,490	0	0	0	430,490	0	430,490
Taxable	0	0	387,441	0	0	0	387,441	0	387,441
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: 0 **Amount of 07-01-2022 Cash Balance Restricted for LMI** 0

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

Rebate Expenditures: 0
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: 0 **Amount of 06-30-2023 Cash Balance Restricted for LMI** 0

TIF Taxing District Data Collection

Local Government Name:	OTTUMWA (90G868)		
Urban Renewal Area:	VOGEL URBAN RENEWAL (90004)		
TIF Taxing District Name:	VOGEL URBAN RENEWAL INCREMENT		
TIF Taxing District Inc. Number:	900080		
TIF Taxing District Base Year:	2017		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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	430,490	0	0	0	430,490	0	430,490
Taxable	0	0	387,441	0	0	0	387,441	0	387,441
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	341,660	88,830	0	88,830	3,243

FY 2023 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: OTTUMWA (90G868)
 Urban Renewal Area: OTTUMWA WILDWOOD DR/HWY 34
 UR Area Number: 90075
 UR Area Creation Date: 08/2011

To establish and provide opportunities, incentives and sites for community economic development, including private investment in the area, plan for and provide sufficient land for commercial development in a manner that is efficient from the standpoint of providing municipal services and provide a more marketable and attractive investment climate as well as provide a diversified, well balanced economy creating job opportunities and standard of living as well as increasing the tax base.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
OTTUMWACITY/OTTUMWASCH/OTT WILDWOOD DR/HWY 34 INCREMENT	900075	900076	3,684,921

Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	4,094,380	0	0	0	4,094,380	0	4,094,380
Taxable	0	0	3,684,942	0	0	0	3,684,942	0	3,684,942
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:

-57,809

0

Amount of 07-01-2022 Cash Balance Restricted for LMI

TIF Revenue: 134,543
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 134,543

Rebate Expenditures: 0
 Non-Rebate Expenditures: 138,321
 Returned to County Treasurer: 0
Total Expenditures: 138,321

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:

-61,587

0

Amount of 06-30-2023 Cash Balance Restricted for LMI

Projects For OTTUMWA WILDWOOD DR/HWY 34

Kohl's Dept. Store Development

Description:	Building and opening of Kohl's Dept. Store
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Administrative Expenses

Description:	Payment of incurred legal and admin expenses
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

Hopkins StripMall

Description:	Payment towards costs of Hopkins Development
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For OTTUMWA WILDWOOD DR/HWY 34

Taxable Series 2021

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,165,000
Interest:	79,493
Total:	1,244,493
Annual Appropriation?:	Yes
Date Incurred:	09/18/2011
FY of Last Payment:	2031

Hopkins Properties LLC Development Agreement

Debt/Obligation Type:	Rebates
Principal:	475,000
Interest:	0
Total:	475,000
Annual Appropriation?:	Yes
Date Incurred:	04/05/2022
FY of Last Payment:	2032

Hopkins Properties LLC Development

Debt/Obligation Type:	Other Debt
Principal:	75,000
Interest:	0
Total:	75,000
Annual Appropriation?:	No
Date Incurred:	04/05/2022
FY of Last Payment:	2023

Non-Rebates For OTTUMWA WILDWOOD DR/HWY 34

TIF Expenditure Amount: 138,224
Tied To Debt: Taxable Series 2021
Tied To Project: Kohl's Dept. Store Development

TIF Expenditure Amount: 97
Tied To Debt: Hopkins Properties LLC
Development Agreement
Tied To Project: Administrative Expenses

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Additional property taxes paid by Kohl's per agreement of \$56,798 entered as Property Tax Replacement Claims (Payment in Lieu of Taxes).

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2023

0

◆ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

TIF Taxing District Data Collection

Local Government Name: OTTUMWA (90G868)
 Urban Renewal Area: OTTUMWA WILDWOOD DR/HWY 34 (90075)
 TIF Taxing District Name: OTTUMWACITY/OTTUMWASCH/OTT WILDWOOD DR/HWY 34 INCREMENT
 TIF Taxing District Inc. Number: 900076
 TIF Taxing District Base Year: 2011
 FY TIF Revenue First Received: 2014
 Subject to a Statutory end date? No

		UR Designation
	Slum	No
	Blighted	No
	Economic Development	08/2011

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	4,094,380	0	0	0	4,094,380	0	4,094,380
Taxable	0	0	3,684,942	0	0	0	3,684,942	0	3,684,942
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	12,928	3,684,942	3,684,921	21	1

FY 2023 TIF Revenue Received: 134,543

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Urban Renewal Area Data Collection

Local Government Name: OTTUMWA (90G868)
 Urban Renewal Area: OTTUMWA BONITA URBAN RENEWAL
 UR Area Number: 90900

UR Area Creation Date: 11/2021

UR Area Purpose: To be an economic development area and increase the availability of housing opportunities in an effort to attract and retain local industries and commercial enterprises. To improve housing conditions & provide a marketable & attractive investment climate.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
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Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

	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 07-01-2022: **0** **0** **Amount of 07-01-2022 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: 0
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: **0**

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: **0** **0** **Amount of 06-30-2023 Cash Balance Restricted for LMI**

Projects For OTTUMWA BONITA URBAN RENEWAL

2021 HC152501 Investment, LLC PDA

Description:	Payment toward cost of constructing Bonita Ave Housing Development
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For OTTUMWA BONITA URBAN RENEWAL

Bonita Ave Development Agreement

Debt/Obligation Type:	Rebates
Principal:	1,750,000
Interest:	0
Total:	1,750,000
Annual Appropriation?:	Yes
Date Incurred:	12/07/2021
FY of Last Payment:	2044