

TO: Mayor Bob Everson
 City Council Members

FROM: Stephanie Ellwein, City Administrator
RE: Current Status of City TIFs

Total Number of TIFs issued: 21
Total Active TIFs: 13
Beginning Base Value: \$28,844,422 (excluding TIFs 1,2, 3,4, 10, 13, 22)
Current/Ending Values: \$98,125,587 (excluding TIFs 1,2, 3,4, 10, 13, 22)
Total Increment (to Date): \$69,281,165 (excluding TIFs 1,2, 3,4, 10, 13, 22)
Total TIF dollars Paid: \$11,698,120 (excluding TIFs 1, 2, 3, 4, 10, 13, 22)

Number of TIFs dissolved Early: 8

- TIF 1 Westview Addition 16 years
- TIF 2 Patzer Woodworking 10 years
- TIF 4 AKG Midwest 10 years
- TIF 5 Iverson 13 years
- TIF 10 MADC Business Park 11 years
- TIF 13 MTI 10 years
- TIF 17 Woods Addition 8 years
- TIF 22 Kustom Cycle 4 years (was dissolved to finance via SRF & with EDA grant)

Classification of TIFs:

- Economic Development 14
- Industrial Development 2
- Local 1

Overlapping TIF districts:
 TIF 9 & 23



TIF 7 & 16



County TIF 2 & TIF 7



Current Active TIFS (as of 9/15/21)

TIF 7: Commerce Street



Established:	2005
Maturity Date:	2025
Approved in TIF:	\$1,822,000
Total Paid (Princ +Interest):	\$1,929,478.39
Base Value:	\$244,435
Current Value:	\$12,771,790
Current Increment (to date):	\$12,527,355

TIF 8: Highland Conference Center



Established:	2006
Maturity Date:	2026
Approved in TIF:	\$2,150,000
Total Paid (P +I):	\$2,687,116.57
Base Value:	\$5,528,365
Current Value:	\$10,412,165
Current Increment (to date):	\$4,883,800

TIF 9: Vantage Point



Established:	2007
Maturity Date:	2027
Approved in TIF:	\$499,576
Total Paid (P +I):	\$843,899.37
Base Value:	\$46,415
Current Value:	\$3,067,315
Current Increment (to date):	\$3,020,900

TIF 11 Hunt Fabrication



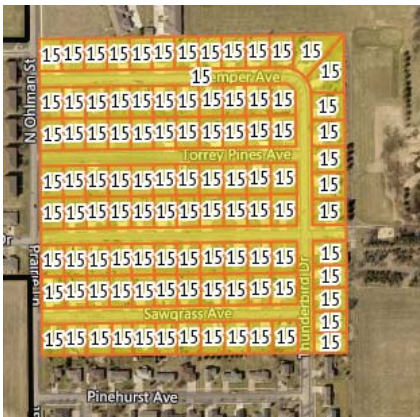
Established:	2008
Maturity Date:	2028
Approved in TIF:	\$177,561
Total Paid (P +I):	\$159,687.28
Base Value:	\$191,155
Current Value:	\$1,068,310
Current Increment (to date):	\$877,155

TIF 14 Pepsi/Wispak



Established:	2010
Maturity Date:	2030
Approved in TIF:	\$575,000
Total Paid (P +I):	\$425,907.57
Base Value:	\$34,860
Current Value:	\$2,425,710
Current Increment (to date):	\$2,390,850

TIF 15 Probuild



Established:	2011
Maturity Date:	2031
Approved in TIF:	\$600,000
Total Paid (P +I):	\$521,563.08
Base Value:	\$579,950
Current Value:	\$7,551,380
Current Increment (to date):	\$6,971,430

TIF 16 Innovative Systems



Established:	2011
Maturity Date:	2031
Approved in TIF:	\$1,522,300
Total Paid (P +I):	\$0 <i>(Proceeds go to TIF 7 until that is paid)</i>
Base Value:	\$4,610,060
Current Value:	\$7,551,380
Current Increment (to date):	\$6,971,430

TIF 18:Starlight Estates



Established:	2012
Maturity Date:	2032
Approved in TIF:	\$1,320,000
Total Paid (P +I):	\$1,047,983.44
Base Value:	\$2,030,445
Current Value:	\$16,722,625
Current Increment (to date):	\$14,742,180

TIF 19:Antach Mitchell Housing



Established:	2013
Maturity Date:	2033
Approved in TIF:	\$243,526
Total Paid (P +I):	\$128,816.33
Base Value:	\$12,315
Current Value:	\$1,492,570
Current Increment (to date):	\$1,480,255

TIF 20: Morris



Established:	2013
Maturity Date:	2033
Approved in TIF:	\$200,000
Total Paid (P +I):	\$81,491.98
Base Value:	\$139,895
Current Value:	\$860,780
Current Increment (to date):	\$720,885

TIF 21: Hohn Enterprises



Established:	2015
Maturity Date:	2035
Approved in TIF:	\$320,000
Total Paid (P +I):	\$26,731.26
Base Value:	\$131,000
Current Value:	\$989,185
Current Increment (to date):	\$858,185

TIF 23: Vantage Point



Established:	2017
Maturity Date:	2035 (limited to 18 years)
Approved in TIF:	\$655,000 grant
Total Paid (Grant):	\$26,731.26
Base Value:	\$2,766,957
Current Value:	\$4,061,847
Current Increment (to date):	\$1,294,890

TIF 24: Performance Pet



Established:	2017
Maturity Date:	2035 (limited to 18 years)
Approved in TIF:	\$2,600,000
Total Paid (Grant):	\$11,007.24
Base Value:	\$564,240
Current Value:	\$1,702,960
Current Increment (to date):	\$1,138,720