



Agenda

Work Session

Oelwein City Hall, 20 Second Avenue SW, Oelwein, Iowa

5:30 PM

January 24, 2022

Oelwein, Iowa

Mayor: Brett DeVore

Mayor Pro Tem: Lynda Payne

Council Members: Karen Seeders, Tom Stewart, Matt Weber, Dave Garrigus, Dave Lenz

Pledge of Allegiance

Discussions

1. Discussion on Tax Increment Financing with Jamison-Schmitz Funeral Homes Inc.

Adjournment

In compliance with the Americans with Disabilities Act, those requiring accommodation for Council meetings should notify the City Clerk's Office at least 24 hours prior to the meeting at 319-283-5440

Tax Increment Financing Rebate Agreement Proposal

Funeral Home Rebate – 90% - 10 yr

For FY 2022 the City’s combined tax rate is: \$39.13354

Deductions required to compute TIF tax rate

- City Debt Service Levy \$2.62365
- County Debt Service Levy \$0.44153
- Community College Debt Service Levy \$0.28807
- School Debt Service Levy \$0.00000
- School PPEL \$0.08360
- School Instructional Levy \$0.39003

TOTAL TIF TAX RATE FOR FY 2021: \$35.30666

Developer Project total Assessed/Taxable Value (Commercial Property) \$1,012,500 (1,125,000*90%)

Deduct the existing land at \$0

Total Incremental Value of Development \$1,012,500

Total Taxes for Development (100%) \$1012.5 x \$39.13354 = \$39,623

Total Taxes Eligible for TIF Rebate \$1012.5 x \$35.30666 = \$35,748

Total TIF Rebate Proposal (10yr)

Year 1	90% Rebate	\$32,173	Year 6	90% Rebate	\$32,173
Year 2	90% Rebate	\$32,173	Year 7	90% Rebate	\$32,173
Year 3	90% Rebate	\$32,173	Year 8	90% Rebate	\$32,173
Year 4	90% Rebate	\$32,173	Year 9	90% Rebate	\$32,173
Year 5	90% Rebate	\$32,173	Year 10	90% Rebate	\$32,173

TOTAL APPROXIMATE REBATE OVER 10 YR - \$321,730

Suggestions for TIF Rebate Agreement:

- Annual Appropriations
- Not to exceed amounts per year or over life of rebate.

****PRELIMINARY - SUBJECT TO CHANGE****