



## Agenda

City Council Work Session Meeting  
Oelwein City Hall, 20 Second Avenue SW, Oelwein, Iowa  
6:30 PM

October 09, 2023  
Oelwein, Iowa

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**Mayor:** Brett DeVore

**Mayor Pro Tem:** Lynda Payne

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

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### Pledge of Allegiance

### Discussions

- [1.](#) Discussion on City Finance and Debt with Maggie Burger Speer Financial, Inc.
- [2.](#) Discussion on Community Development purchasing GovBuilt software for department operations.

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### 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

# City of Oelwein, Fayette County, IA

## General Obligation Debt

		2016A		2016B		2020		2022		
		\$4,300,000 Tax Ann Approp GO Urb Ren		\$1,100,000 GO Corp Purp Bonds		\$2,385,000 GO Corp Purp Bonds		\$4,120,000 GO Corp Purp & Ref Bonds		
		Issued: 2/16/16 TIC - 3.4125%		Issued: 9/22/2016 TIC - 1.7657%		Issued: 2/25/2020 TIC - 1.5996%		Issued: 4/12/2022 TIC - 2.3567%		
Date	Fiscal Year	"Callable" Principal	Principal & Interest	"Callable" Principal	Principal & Interest	Principal	Principal & Interest	Principal	Principal & Interest	FY
01-Dec-2023			\$ 46,000.00		\$ 4,028.75		\$ 18,650.00		\$ 41,550.01	
01-June-2024	2024	\$ 460,000.00	506,000.00	\$ 60,000.00	64,028.75	\$ 210,000.00	228,650.00	\$ 340,000.00	381,550.01	24
01-Dec-2024			38,870.00		3,533.75		16,550.00		37,937.51	
01-June-2025	2025	470,000.00	508,870.00	75,000.00	78,533.75	220,000.00	236,550.00	345,000.00	382,937.51	25
01-Dec-2025			30,880.00		2,915.00		14,350.00		34,271.88	
01-June-2026	2026	485,000.00	515,880.00	75,000.00	77,915.00	225,000.00	239,350.00	355,000.00	389,271.88	26
01-Dec-2026			22,150.00		2,165.00		12,100.00		30,500.00	
01-June-2027	2027	550,000.00	572,150.00	40,000.00	42,165.00	235,000.00	247,100.00	360,000.00	390,500.00	27
01-Dec-2027			11,700.00		1,765.00		9,750.00		26,675.01	
01-June-2028	2028	585,000.00	596,700.00	40,000.00	41,765.00	240,000.00	249,750.00	370,000.00	396,675.01	28
01-Dec-2028			1,365.00		1,365.00		7,350.00		22,743.76	
01-June-2029	2029			130,000.00	131,365.00	245,000.00	252,350.00	375,000.00	397,743.76	29
01-Dec-2029							4,900.00		18,759.38	
01-June-2030	2030					155,000.00	159,900.00	385,000.00	403,759.38	30
01-Dec-2030							3,350.00		14,668.75	
01-June-2031	2031					165,000.00	168,350.00	400,000.00	414,668.75	31
01-Dec-2031							1,700.00		10,368.75	
01-June-2032	2032					170,000.00	171,700.00	405,000.00	415,368.75	32
01-Dec-2032									5,812.50	
01-June-2033	2033							155,000.00	160,812.50	33
01-Dec-2033									3,875.00	
01-June-2034	2034							155,000.00	158,875.00	34
01-Dec-2034									1,937.50	
01-June-2035	2035							155,000.00	156,937.50	35
		\$ 2,550,000.00	\$ 2,849,200.00	\$ 420,000.00	\$ 451,545.00	\$ 1,865,000.00	\$ 2,042,400.00	\$ 3,800,000.00	\$ 4,298,200.10	

SPEER FINANCIAL, INC.  
September 27, 2023

# City of Oelwein, Fayette County, IA

## General Obligation Debt

FY	Total	Total Principal & Interest	Less	Less	Total Property	FY							
	Principal		T.I.F. Revenue	Franchise Fees (GO 2022)	Taxes								
24	\$ 1,070,000.00	\$ 1,180,228.76	\$ 582,202.50	\$ 254,581.26	\$ 453,673.76	24							
25	1,110,000.00	1,206,891.26	592,530.00	255,118.76	456,133.76	25							
26	1,140,000.00	1,222,416.88	590,890.00	255,550.00	458,393.76	26							
27	1,185,000.00	1,251,915.00	602,630.00	255,875.00	460,325.00	27							
28	1,235,000.00	1,284,890.01	636,630.00	256,093.76	442,056.26	28							
29	750,000.00	781,458.76	132,730.00	256,206.26	423,981.26	29							
30	540,000.00	563,659.38		256,212.50	331,106.26	30							
31	565,000.00	583,018.75		261,112.50	339,925.00	31							
32	575,000.00	587,068.75		260,737.50	338,400.00	32							
33	155,000.00	160,812.50		-	166,625.00	33							
34	155,000.00	158,875.00		-	162,750.00	34							
35	155,000.00	156,937.50		-	158,875.00	35							
<table style="width: 100%; border: none;"> <tr> <td style="width: 15%;"></td> <td style="width: 15%; text-align: right;"><b>\$ 8,635,000.00</b></td> <td style="width: 15%; text-align: right;">\$ 9,641,345.10</td> <td style="width: 15%; text-align: right;"><b>\$ 3,137,612.50</b></td> <td style="width: 15%; text-align: right;">\$ 2,311,487.54</td> <td style="width: 15%; text-align: right;"><b>\$ 4,192,245.06</b></td> <td style="width: 15%;"></td> </tr> </table>								<b>\$ 8,635,000.00</b>	\$ 9,641,345.10	<b>\$ 3,137,612.50</b>	\$ 2,311,487.54	<b>\$ 4,192,245.06</b>	
	<b>\$ 8,635,000.00</b>	\$ 9,641,345.10	<b>\$ 3,137,612.50</b>	\$ 2,311,487.54	<b>\$ 4,192,245.06</b>								



# City of Oelwein, Fayette County, IA

## Revenue Debt

\*THESE REVENUE DEBTS DO NOT COUNT AGAINST YOUR CONSTITUTIONAL DEBT LIMIT\*

		2005 SRF		2010 SRF		2012 SRF		2016D										
		\$8,954,000 Sewer Revenue		\$1,390,261 Drinking Water Rev Bond		\$900,000 Sewer Revenue		\$675,000 Water Revenue Bonds										
		Issued: 6/27/2005		TIC - 2.00%		Issued: 9/1/2010		TIC - 2.00%		Issued: 11/9/2012		TIC - 2.00%		Issued: 9/22/2016		TIC - 1.9562%		
Date	Fiscal Year	"Callable" Principal	Principal & Interest	"Callable" Principal	Principal & Interest	"Callable" Principal	Principal & Interest	Principal	Principal & Interest	Principal	Principal & Interest		FY					
01-Dec-2023			\$ 14,892.50		\$ 2,791.25		\$ 4,500.00		\$ 3,153.75									
01-June-2024	2024	\$ 551,000.00	570,147.50	\$ 103,000.00	106,588.75	\$ 46,000.00	50,500.00	\$ 75,000.00	78,153.75				24					
01-Dec-2024			10,071.25		1,890.00		4,040.00		2,460.00									
01-June-2025	2025	567,000.00	579,948.75	106,000.00	108,430.00	47,000.00	51,040.00	80,000.00	82,460.00				25					
01-Dec-2025			5,110.00		962.50		3,570.00		1,720.00									
01-June-2026	2026	584,000.00	590,570.00	110,000.00	111,237.50	48,000.00	51,570.00	80,000.00	81,720.00				26					
01-Dec-2026							3,090.00		860.00									
01-June-2027	2027					49,000.00	52,090.00	80,000.00	80,860.00				27					
01-Dec-2027							2,600.00											
01-June-2028	2028					50,000.00	52,600.00						28					
01-Dec-2028							2,100.00											
01-June-2029	2029					51,000.00	53,100.00						29					
01-Dec-2029							1,590.00											
01-June-2030	2030					52,000.00	53,590.00						30					
01-Dec-2030							1,070.00											
01-June-2031	2031					53,000.00	54,070.00						31					
01-Dec-2031							540.00											
01-June-2032	2032					54,000.00	54,540.00						32					
01-Dec-2032																		
01-June-2033	2033												33					
01-Dec-2033																		
01-June-2034	2034												34					
01-Dec-2034																		
01-June-2035	2035												35					
01-Dec-2035																		
01-June-2036	2036												36					
01-Dec-2036																		
01-June-2037	2037												37					
01-Dec-2037																		
01-June-2038	2038												38					

\$ 1,702,000.00 \$ 1,770,740.00 
 \$ 319,000.00 \$ 331,900.00 
 \$ 450,000.00 \$ 496,200.00 
 \$ 315,000.00 \$ 331,387.50

SPEER FINANCIAL, INC.  
September 27, 2023

# City of Oelwein, Fayette County, IA

## Revenue Debt

\*THESE REVENUE DEBTS DO NOT COUNT AGAINST YOUR CONSTITUTIONAL DEBT LIMIT\*

FY	2018		2018		2021		2023		FY
	\$272,200.79 Sewer Revenue SRF		\$1,383,968.95 Taxable Water Revenue SRF		\$709,000 Water Revenue SRF		\$1,138,000 Sewer Revenue SRF		
	Issued: 4/13/2018 TIC - 2.000%		Issued: 4/13/2018 TIC - 2.000%		Issued: 5/7/2018 TIC - 2.000%		Issued: 10/15/2023 TIC - 2.000%		
	Principal	Principal & Interest	Principal	Principal & Interest	Principal	Principal & Interest	Principal	Principal & Interest	
		\$ 990.00		\$ 10,760.00		\$ 4,340.00		\$ 321.54	
24	\$ 49,000.00	49,990.00	\$ 63,000.00	73,760.00	\$ 142,000.00	146,340.00		4,334.51	24
25	50,000.00	50,500.00	64,000.00	74,130.00	145,000.00	147,920.00	\$ 79,000.00	90,380.00	25
26			66,000.00	75,940.00	147,000.00	148,470.00	79,000.00	89,590.00	26
27			67,000.00	75,830.00			114,000.00	123,800.00	27
28			68,000.00	76,160.00			116,000.00	124,660.00	28
29			69,000.00	76,480.00			119,000.00	126,500.00	29
30			70,000.00	76,790.00			121,000.00	127,310.00	30
31			72,000.00	78,090.00			124,000.00	129,100.00	31
32			73,000.00	78,370.00			126,000.00	129,860.00	32
33			74,000.00	78,640.00			129,000.00	131,600.00	33
34			75,000.00	78,900.00			131,000.00	132,310.00	34
35			77,000.00	80,150.00					35
36			78,000.00	80,380.00					36
37			79,000.00	80,600.00					37
38			81,000.00	81,810.00					38

\$ 99,000.00 \$ 101,980.00 
 \$ 1,076,000.00 \$ 1,255,610.00 
 \$ 434,000.00 \$ 451,460.00 
 \$ 1,138,000.00 \$ 1,274,951.12

\*preliminary schedule, not yet closed out.

\*preliminary schedule, not yet closed out.

# City of Oelwein, Fayette County, IA

## Revenue Debt

\*THESE REVENUE DEBTS DO NOT COUNT AGAINST YOUR CONSTITUTIONAL DEBT LIMIT\*

FY	Total	Total Principal & Interest	Less	Less	Total Property Taxes	FY
	Principal		Sewer Revenue	Water Revenue		
24	\$ 1,029,000.00	\$ 41,749.04 1,079,814.51	\$ 695,676.05	\$ 425,887.50	(0.00)	24
25	1,138,000.00	41,466.32 1,184,808.75	795,935.07	430,340.00	0.00	25
26	1,114,000.00	32,912.50 1,149,097.50	751,000.00	431,010.00	-	26
27	310,000.00	22,580.00 332,580.00	188,780.00	166,380.00	-	27
28	234,000.00	19,420.00 253,420.00	188,520.00	84,320.00	-	28
29	239,000.00	17,080.00 256,080.00	189,200.00	83,960.00	-	29
30	243,000.00	14,690.00 257,690.00	188,800.00	83,580.00	-	30
31	249,000.00	12,260.00 261,260.00	189,340.00	84,180.00	-	31
32	253,000.00	9,770.00 262,770.00	188,800.00	83,740.00	-	32
33	203,000.00	7,240.00 210,240.00	134,200.00	83,280.00	-	33
34	206,000.00	5,210.00 211,210.00	133,620.00	82,800.00	-	34
35	77,000.00	3,150.00 80,150.00	-	83,300.00	-	35
36	78,000.00	2,380.00 80,380.00	-	82,760.00	-	36
37	79,000.00	1,600.00 80,600.00	-	82,200.00	-	37
38	81,000.00	810.00 81,810.00	-	82,620.00	-	38

\$ 5,533,000.00
\$ 6,014,228.62
\$ 3,643,871.12
\$ 2,370,357.50
\$ 0.00



# City of Oelwein, Fayette County, Iowa

## T.I.F. Rebate Obligations

		Urban Renewal #2 Forsyth Management Company (Quality Plus) <i>*annual appropriation NTE \$1,500,000</i>			East Penn Urb Ren East Penn Manufacturing <i>*annual appropriation NTE \$3,340,000</i>			Urban Renewal #2 Cornerstone Inn and Suites LLC <i>*annual appropriation NTE \$395,000</i>			
Date	Fiscal Year	Value	Rebate	%	Value	Rebate	%	Value	Rebate	%	FY
01-Dec-2023											
01-June-2024	2024	\$ 1,670,960	\$ 52,453.07	90%				\$ 975,220	\$ 30,198.30	90%	24
01-Dec-2024											
01-June-2025	2025	1,670,960	52,453.07	90%				1,100,420	34,075.20	90%	25
01-Dec-2025											
01-June-2026	2026	1,670,960	52,453.07	90%				1,100,420	34,075.20	90%	26
01-Dec-2026											
01-June-2027	2027	1,670,960	52,453.07	90%				1,100,420	34,075.20	90%	27
01-Dec-2027											
01-June-2028	2028	1,670,960	52,453.07	90%				1,100,420	34,075.20	90%	28
01-Dec-2028											
01-June-2029	2029	1,670,960	52,453.07	90%	\$ 20,000,000	\$ 302,047.00	90%	1,100,420	34,075.20	90%	29
01-Dec-2029											
01-June-2030	2030	1,670,960	52,453.07	90%	20,000,000	624,849.00	90%	1,100,420	34,075.20	90%	30
01-Dec-2030											
01-June-2031	2031	1,670,960	52,453.07	90%	20,000,000	624,849.00	90%				31
01-Dec-2031											
01-June-2032	2032	1,670,960	52,453.07	90%	20,000,000	624,849.00	90%				32
01-Dec-2032											
01-June-2033	2033	1,670,960	52,453.07	90%	20,000,000	624,849.00	90%				33
01-Dec-2033											
01-June-2034	2034	1,670,960	52,453.07	90%	20,000,000	538,557.00	90%				34

**\$ 576,983.77**

**\$ 3,340,000.00**

**\$ 234,649.50**

**Speer Financial Inc.**  
October 5, 2023

# City of Oelwein, Fayette County, Iowa

## T.I.F. Rebate Obligations

FY	<i>Downtown</i> Performance Rehab			<i>Urban Renewal #2</i> Hy-Vee Dollar Fresh			<i>Urban Renewal #2</i> ICE Manufacturing			<i>Urban Renewal #2</i> Kwik Star			Total Annual Appropriation Certification	FY		
	*annual appropriation NTE \$30,000			*annual appropriation NTE \$400,000			*annual appropriation NTE \$106,750			*annual appropriation NTE \$350,000						
	Value	Rebate	%	Value	Rebate	%	Value	Rebate	%	Value	Rebate	%				
24	\$ 4,474.00	50%		\$ 166,050	\$ 5,212.47	90%	\$ 153,280	\$ 4,811.61	90%				\$ 97,149.45	2024		
25				296,780	9,189.98	90%	515,080	15,949.77	90%		\$ 66,142.28	90%	177,810.30	2025		
26				296,780	9,189.98	90%	515,080	15,949.77	90%		66,142.28	90%	177,810.30	2026		
27				296,780	9,189.98	90%	515,080	15,949.77	90%		66,142.28	90%	177,810.30	2027		
28				296,780	9,189.98	90%	515,080	15,949.77	90%		66,142.28	90%	177,810.30	2028		
29				296,780	9,189.98	90%	515,080	15,949.77	90%		66,142.28	90%	479,857.30	2029		
30				296,780	9,189.98	90%	515,080	15,949.77	90%		19,288.60	90%	755,805.62	2030		
31				296,780	9,189.98	90%	515,080		90%			90%	686,492.05	2031		
32				296,780	9,189.98	90%	515,080		90%			90%	686,492.05	2032		
33				296,780	9,189.98	90%							686,492.05	2033		
34													591,010.07	2034		
			\$ 4,474.00			\$ 87,922.29			\$ 100,510.23			\$ 350,000.00			\$ 4,694,539.79	

# City of Oelwein, Fayette County, Iowa

## TIF Revenue Abatement

Date	Fiscal Year	East Pen Urb Ren <b>2016A</b>		East Pen Urb Ren <b>2016B</b>		Transfer To General Obligation Debt Service Principal & Interest	Transfer From T.I.F. Revenue Rebate Agreements	Total T. I. F.		FY
		Principal	Principal & Interest	Principal	Principal & Interest			Taxes	Fiscal Year	
		\$4,300,000 Tax Ann App GO Urb Ren Issued: 2/16/16		\$755,000 GO Corp. Purp. Bonds Issued: 9/22/2016						
								Certify December 1st		
01-Dec-2023			\$ 46,000.00		\$ 2,601.25					
<b>01-June-2024</b>	<b>24</b>	\$ 460,000.00	506,000.00	\$ 25,000.00	27,601.25	\$ 582,202.50	\$ 97,149.45	\$ 679,351.95		<b>24</b>
01-Dec-2024			38,870.00		2,395.00					
<b>01-June-2025</b>	<b>25</b>	470,000.00	508,870.00	40,000.00	42,395.00	592,530.00	177,810.30	770,340.30		<b>25</b>
01-Dec-2025			30,880.00		2,065.00					
<b>01-June-2026</b>	<b>26</b>	485,000.00	515,880.00	40,000.00	42,065.00	590,890.00	177,810.30	768,700.30		<b>26</b>
01-Dec-2026			22,150.00		1,665.00					
<b>01-June-2027</b>	<b>27</b>	550,000.00	572,150.00	5,000.00	6,665.00	602,630.00	177,810.30	780,440.30		<b>27</b>
01-Dec-2027			11,700.00		1,615.00					
<b>01-June-2028</b>	<b>28</b>	585,000.00	596,700.00	25,000.00	26,615.00	636,630.00	177,810.30	814,440.30		<b>28</b>
01-Dec-2028					1,365.00					
<b>01-June-2029</b>	<b>29</b>			130,000.00	131,365.00	132,730.00	479,857.30	612,587.30		<b>29</b>
01-Dec-2029										
<b>01-June-2030</b>	<b>30</b>						755,805.62	755,805.62		<b>30</b>
01-Dec-2030										
<b>01-June-2031</b>	<b>31</b>						686,492.05	686,492.05		<b>31</b>
01-Dec-2031										
<b>01-June-2032</b>	<b>32</b>						686,492.05	686,492.05		<b>32</b>
01-Dec-2032										
<b>01-June-2033</b>	<b>33</b>						686,492.05	686,492.05		<b>33</b>
01-Dec-2033										
<b>01-June-2034</b>	<b>34</b>						591,010.07	591,010.07		<b>34</b>
		<b>\$ 2,550,000.00</b>	<b>\$ 2,849,200.00</b>	<b>\$ 265,000.00</b>	<b>\$ 288,412.50</b>	<b>\$ 3,137,612.50</b>	<b>\$ 4,694,539.79</b>	<b>\$ 7,832,152.29</b>		

SPEER FINANCIAL, INC.  
October 5, 2023

# City of Oelwein, Fayette County, Iowa

## General Obligation Debt Capacity

Column:	#1	#2	#3	#4	#5
	FY 22-23 1/1/2021	FY 23-24 1/1/2022	FY 24-25 1/1/2023	FY 25-26 1/1/2024	FY 26-27 1/1/2025
<b>Assessed Valuation(100%)/GO Bond Capacity</b>					
<b>Property Valuation @(100%)(Actual/Projected)</b>	\$305,567,445	\$309,411,924	\$310,958,984	\$312,513,779	\$314,076,347
<b>Statutory GO Debt Limit @ 5% of 100% Value</b>	\$15,278,372	\$15,470,596	\$15,547,949	\$15,625,689	\$15,703,817
<b>Bonds Outstanding (Beginning Fiscal Year)</b>					
GO Bonds (Outstanding - Maturities)	\$ 6,750,000.00	\$ 6,085,000.00	\$ 5,475,000.00	\$ 4,835,000.00	\$ 4,180,000.00
GO Bonds Outstanding (Principal Only) (Annual Appropriation)	\$ 450,000.00	460,000.00	470,000.00	485,000.00	550,000.00
TIF Revenue Rebate Agreements(Annual Appropriations)	\$ 104,448.46	97,149.45	177,810.30	177,810.30	177,810.30
TIF Rebate Agreements Issued					
<b>Bonds Paid (During Fiscal Year)</b>					
GO Debt (Principal Only) (Paid)	\$ 665,000.00	\$ 610,000.00	\$ 640,000.00	\$ 655,000.00	\$ 635,000.00
GO Debt (Principal Only) (Annual Appropriation) (Paid)	\$ 450,000.00	460,000.00	470,000.00	485,000.00	550,000.00
TIF Rebate Agreements (Paid) (Annual Appropriation)					
TIF Rebate Agreements					
<b>Bonds Issued (During Fiscal Year)</b>					
GO Bonds (Principal Only) (Issued)					
GO Bonds (Principal Only) (Annual Appropriation)					
Loans (Principal Only) (Issued)					
Other Debt (Principal Only) (Issued)					
<b>Remaining GO Debt Capacity (Not Obligated)</b>	\$6,858,924	\$7,758,447	\$8,315,139	\$8,987,879	\$9,611,007
<b>Percent of Capacity Remaining</b>	44.89%	50.15%	53.48%	57.52%	61.20%
<b>GO Contingency Reserve (% of GO Capacity)</b> 20%	\$3,055,674	\$3,094,119	\$3,109,590	\$3,125,138	\$3,140,763
<b>Total GO Capacity - Less Contingency Reserve</b>	\$3,803,249	\$4,664,328	\$5,205,549	\$5,862,741	\$6,470,244
<b>Percent of Capacity Remaining</b>	24.89%	30.15%	33.48%	37.52%	41.20%
<b>Percent Increase for Property Valuation Projection</b>	1.258%	0.500%	0.500%	0.500%	0.500%

SPEER FINANCIAL, INC.  
October 5, 2023

City of Oelwein, Fayette County, Iowa

**General Obligation Debt Capacity**

#6	#7	#8	#9	#10	#11	#12	#13	#14
FY 27-28 1/1/2026	FY 28-29 1/1/2027	FY 29-30 1/1/2028	FY 30-31 1/1/2029	FY 31-32 1/1/2030	FY 32-33 1/1/2031	FY 33-34 1/1/2032	FY 34-35 1/1/2033	FY 35-36 1/1/2034
\$315,646,729	\$317,224,963	\$318,811,088	\$320,405,143	\$322,007,169	\$323,617,205	\$325,235,291	\$326,861,467	\$328,495,774
\$15,782,336	\$15,861,248	\$15,940,554	\$16,020,257	\$16,100,358	\$16,180,860	\$16,261,765	\$16,343,073	\$16,424,789
\$ 3,545,000.00	\$ 2,895,000.00	\$ 2,145,000.00	\$ 1,605,000.00	\$ 1,040,000.00	\$ 465,000.00	\$ 310,000.00	\$ 155,000.00	\$ -
585,000.00								
177,810.30	479,857.30	755,805.62	686,492.05	686,492.05	686,492.05	591,010.07		
\$ 650,000.00	\$ 750,000.00	\$ 540,000.00	\$ 565,000.00	\$ 575,000.00	\$ 155,000.00	\$ 155,000.00	\$ 155,000.00	
585,000.00								
\$10,239,526	\$11,736,391	\$12,499,749	\$13,163,765	\$13,798,866	\$14,874,368	\$15,205,754	\$16,033,073	\$16,424,789
64.88%	73.99%	78.41%	82.17%	85.71%	91.93%	93.51%	98.10%	100.00%
\$3,156,467	\$3,172,250	\$3,188,111	\$3,204,051	\$3,220,072	\$3,236,172	\$3,252,353	\$3,268,615	\$3,284,958
\$7,083,059	\$8,564,141	\$9,311,638	\$9,959,714	\$10,578,795	\$11,638,196	\$11,953,402	\$12,764,459	\$13,139,831
44.88%	53.99%	58.41%	62.17%	65.71%	71.93%	73.51%	78.10%	80.00%
0.500%	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%	0.500%

# City of Oelwein, Fayette County, Iowa

## T. I. F. Debt Report

### "Downtown Urban Renewal Area" (Central Urban Renewal District)

Frozen Base Value - \$15,681,270

Column: Fiscal Year County Assessor's Value as of	#1 FY 22-23 1/1/2021	#2 FY 23-24 1/1/2022	#3 FY 24-25 1/1/2023	#4 FY 25-26 1/1/2024	#5 FY 26-27 1/1/2025
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**TIF Value Existing**

<b>TIF Captured Value (Commercial Property @ 100%)</b>	\$779,557	\$2,326,968	\$2,326,968	\$2,326,968	\$2,326,968
Commercial Property Rollback %	90.000%	90.000%	90.000%	90.000%	90.000%
<b>TIF Captured Value (Commercial Property Rollback Value)</b>	\$701,601	\$2,094,271	\$2,094,271	\$2,094,271	\$2,094,271
<b>TIF Industrial Property @ 100%</b>	\$44,548	\$115,591	\$115,591	\$115,591	\$115,591
Industrial Property Rollback %	90.000%	90.000%	90.000%	90.000%	90.000%
<b>TIF Captured Value (Industrial Property Rollback Value)</b>	\$40,093	\$104,032	\$104,032	\$104,032	\$104,032
<b>TIF Personal Property/Agricultural @ 100%</b>	\$0	\$0	\$0	\$0	\$0
<b>TIF Captured Value (Residential Property 100 % Value)</b>	\$34,575	\$194,894	\$194,894	\$194,894	\$194,894
Residential Property Rollback %	54.1302%	54.6501%	54.6501%	54.6501%	54.6501%
<b>TIF Captured Value (Residential Property Rollback Value)</b>	\$18,716	\$106,510	\$106,510	\$106,510	\$106,510
<b>TIF Captured Value (Multi-Residential Property 100 % Value)</b>	\$61,616				
Multi-Residential Property Rollback %	63.7500%				
<b>TIF Captured Value (Multi-Residential Property Rollback Value)</b>	\$39,280				

<b>Total TIF Property Value (Taxable)</b>	\$799,690	\$2,304,813	\$2,304,813	\$2,304,813	\$2,304,813
Rate/Thousand	\$34.879	\$34.406	\$34.406	\$34.406	\$34.406
<b>Total TIF Revenue (Taxable Value x Rate/Thousand)</b>	\$ 27,892.29	\$ 79,299.99	\$ 79,299.99	\$ 79,299.99	\$ 79,299.99

<b>Total TIF Dollars Available</b>	\$ 27,892.29	\$ 79,299.99	\$ 79,299.99	\$ 79,299.99	\$ 79,299.99
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<b>Current / Future Debt Service Requirements GO Obligations</b>					
Current / Future TIF Rebate Obligations	\$ 5,500.00	\$ 4,474.00			
<b>Current / Future Downtown Incentive Program</b>					

<b>UNCLAIMED T.I.F. DOLLARS</b>	\$ 22,392	\$ 74,826	\$ 79,300	\$ 79,300	\$ 79,300
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TIF Value Future Growth-Building Completed In Calendar Year:	2021	2022	2023	2024	2025
Commercial Property (100%)	\$0	\$0	\$0	\$0	\$0
Industrial Property (100%)	\$0	\$0	\$0	\$0	\$0
Agricultural Property (100%)	\$0	\$0	\$0	\$0	\$0
Housing Units Constructed/Year	0	0	0	0	0
Housing Unit Value/Unit	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
<b>Housing Units Constructed 100% Value</b>	\$0	\$0	\$0	\$0	\$0
<b>Total Future Value</b>	\$0	\$0	\$0	\$0	\$0
Valuation Growth Factor	188.213%	0.000%	0.000%	0.000%	0.000%

**SPEER FINANCIAL, INC.**  
October 5, 2023

City of Oelwein, Fayette County, Iowa

**T. I. F. Debt Report**

**"Downtown Urban Renewal Area"**  
(Central Urban Renewal District)

#6	#7	#8	#9	#10	#11	#12	#13	#14
FY 27-28 1/1/2026	FY 28-29 1/1/2027	FY 29-30 1/1/2028	FY 30-31 1/1/2029	FY 31-32 1/1/2030	FY 32-33 1/1/2031	FY 33-34 1/1/2032	FY 34-35 1/1/2033	FY 35-36 1/1/2034
\$2,326,968	\$2,326,968	\$2,326,968	\$2,326,968	\$2,326,968	\$2,326,968	\$2,326,968	\$2,326,968	\$2,326,968
90.000%	90.000%	90.000%	90.000%	90.000%	90.000%	90.000%	90.000%	90.000%
\$2,094,271	\$2,094,271	\$2,094,271	\$2,094,271	\$2,094,271	\$2,094,271	\$2,094,271	\$2,094,271	\$2,094,271
\$115,591	\$115,591	\$115,591	\$115,591	\$115,591	\$115,591	\$115,591	\$115,591	\$115,591
90.000%	90.000%	90.000%	90.000%	90.000%	90.000%	90.000%	90.000%	90.000%
\$104,032	\$104,032	\$104,032	\$104,032	\$104,032	\$104,032	\$104,032	\$104,032	\$104,032
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$194,894	\$194,894	\$194,894	\$194,894	\$194,894	\$194,894	\$194,894	\$194,894	\$194,894
54.6501%	54.6501%	54.6501%	54.6501%	54.6501%	54.6501%	54.6501%	54.6501%	54.6501%
\$106,510	\$106,510	\$106,510	\$106,510	\$106,510	\$106,510	\$106,510	\$106,510	\$106,510
\$2,304,813	\$2,304,813	\$2,304,813	\$2,304,813	\$2,304,813	\$2,304,813	\$2,304,813	\$2,304,813	\$2,304,813
\$34.406	\$34.406	\$34.406	\$34.406	\$34.406	\$34.406	\$34.406	\$34.406	\$34.406
\$ 79,299.99	\$ 79,299.99	\$ 79,299.99	\$ 79,299.99	\$ 79,299.99	\$ 79,299.99	\$ 79,299.99	\$ 79,299.99	\$ 79,299.99
\$ 79,299.99	\$ 79,299.99	\$ 79,299.99	\$ 79,299.99	\$ 79,299.99	\$ 79,299.99	\$ 79,299.99	\$ 79,299.99	\$ 79,299.99
\$ 79,300	\$ 79,300	\$ 79,300	\$ 79,300	\$ 79,300	\$ 79,300	\$ 79,300	\$ 79,300	\$ 79,300
2026	2027	2028	2029	2030	2031	2032	2033	2034
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
0	0	0	0	0	0	0	0	0
\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%

# City of Oelwein, Fayette County, Iowa

## T. I. F. Debt Report

### "Industrial Park Urban Renewal Area"

(Urban Renewal District #2)

Frozen Base Value - \$21,431,340

Column: Fiscal Year	#1	#2	#3	#4	#5
County Assessor's Value as of	FY 22-23 1/1/2021	FY 23-24 1/1/2022	FY 24-25 1/1/2023	FY 25-26 1/1/2024	FY 26-27 1/1/2025

**TIF Value Existing**

<b>TIF Captured Value (Commercial Property @ 100%)</b>	\$5,446,921	\$5,356,870	\$5,356,870	\$5,356,870	\$5,356,870
Commercial Property Rollback %	90.000%	90.000%	90.000%	90.000%	90.000%
<b>TIF Captured Value (Commercial Property Rollback Value)</b>	\$4,902,229	\$4,821,183	\$4,821,183	\$4,821,183	\$4,821,183

<b>TIF Industrial Property @ 100%</b>	\$4,031,143	\$4,277,463	\$4,277,463	\$4,277,463	\$4,277,463
Industrial Property Rollback %	90.000%	90.000%	90.000%	90.000%	90.000%
<b>TIF Captured Value (Industrial Property Rollback Value)</b>	\$3,628,029	\$3,849,717	\$3,849,717	\$3,849,717	\$3,849,717

<b>TIF Personal Property/Agricultural @ 100%</b>	\$27,756	\$18,256	\$18,256	\$18,256	\$18,256
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<b>TIF Captured Value (Residential Property 100 % Value)</b>	\$876,716	\$2,913,732	\$2,913,732	\$2,913,732	\$2,913,732
Residential Property Rollback %	54.1302%	54.6501%	54.6501%	54.6501%	54.6501%
<b>TIF Captured Value (Residential Property Rollback Value)</b>	\$474,568	\$1,592,357	\$1,592,357	\$1,592,357	\$1,592,357

<b>TIF Captured Value (Multi-Residential Property 100 % Value)</b>	\$2,012,350				
Multi-Residential Property Rollback %	63.7500%				
<b>TIF Captured Value (Multi-Residential Property Rollback Value)</b>	\$1,282,873				

<b>Total TIF Property Value (Taxable)</b>	\$10,315,455	\$10,281,513	\$10,281,513	\$10,281,513	\$10,281,513
Rate/Thousand	\$34.879	\$34.406	\$34.406	\$34.406	\$34.406
<b>Total TIF Revenue (Taxable Value x Rate/Thousand)</b>	\$ 359,791.41	\$ 353,748.41	\$ 353,748.41	\$ 353,748.41	\$ 353,748.41

<b>Total TIF Dollars</b>	\$ 359,791.41	\$ 353,748.41	\$ 353,748.41	\$ 353,748.41	\$ 353,748.41
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<b>Current / Future Debt Service Requirements GO Obligations</b>					
Current / Future TIF Rebate Obligations	\$ 98,948.46	\$ 92,675.45	\$ 177,810.30	\$ 177,810.30	\$ 177,810.30
Current / Future TIF L.M.I Obligations					

<b>UNCLAIMED T.I.F. DOLLARS</b>	\$ 260,843	\$ 261,073	\$ 175,938	\$ 175,938	\$ 175,938
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TIF Value Future Growth-Building Completed In Calendar Year:	2021	2022	2023	2024	2025
Commercial Property (100%)	\$0	\$0	\$0	\$0	\$0
Industrial Property (100%)	\$0	\$0	\$0	\$0	\$0
Agricultural Property (100%)	\$0	\$0	\$0	\$0	\$0
Housing Units Constructed/Year	0	0	0	0	0
Housing Unit Value/Unit	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
Housing Units Constructed 100% Value	\$0	\$0	\$0	\$0	\$0
<b>Total Future Value</b>	\$0	\$0	\$0	\$0	\$0
Valuation Growth Factor	-0.329%	0.000%	0.000%	0.000%	0.000%

**SPEER FINANCIAL, INC.**  
October 5, 2023

# City of Oelwein, Fayette County, Iowa

## T. I. F. Debt Report

### "Industrial Park Urban Renewal Area" (Urban Renewal District #2)

#6	#7	#8	#9	#10	#11	#12	#13	#14
FY 27-28 1/1/2026	FY 28-29 1/1/2027	FY 29-30 1/1/2028	FY 30-31 1/1/2029	FY 31-32 1/1/2030	FY 32-33 1/1/2031	FY 33-34 1/1/2032	FY 34-35 1/1/2033	FY 35-36 1/1/2034
\$5,356,870	\$5,356,870	\$5,356,870	\$5,356,870	\$5,356,870	\$5,356,870	\$5,356,870	\$5,356,870	\$5,356,870
90.000%	90.000%	90.000%	90.000%	90.000%	90.000%	90.000%	90.000%	90.000%
\$4,821,183	\$4,821,183	\$4,821,183	\$4,821,183	\$4,821,183	\$4,821,183	\$4,821,183	\$4,821,183	\$4,821,183
\$4,277,463	\$4,277,463	\$4,277,463	\$4,277,463	\$4,277,463	\$4,277,463	\$4,277,463	\$4,277,463	\$4,277,463
90.000%	90.000%	90.000%	90.000%	90.000%	90.000%	90.000%	90.000%	90.000%
\$3,849,717	\$3,849,717	\$3,849,717	\$3,849,717	\$3,849,717	\$3,849,717	\$3,849,717	\$3,849,717	\$3,849,717
\$18,256	\$18,256	\$18,256	\$18,256	\$18,256	\$18,256	\$18,256	\$18,256	\$18,256
\$2,913,732	\$2,913,732	\$2,913,732	\$2,913,732	\$2,913,732	\$2,913,732	\$2,913,732	\$2,913,732	\$2,913,732
54.6501%	54.6501%	54.6501%	54.6501%	54.6501%	54.6501%	54.6501%	54.6501%	54.6501%
\$1,592,357	\$1,592,357	\$1,592,357	\$1,592,357	\$1,592,357	\$1,592,357	\$1,592,357	\$1,592,357	\$1,592,357
\$10,281,513	\$10,281,513	\$10,281,513	\$10,281,513	\$10,281,513	\$10,281,513	\$10,281,513	\$10,281,513	\$10,281,513
\$34.406	\$34.406	\$34.406	\$34.406	\$34.406	\$34.406	\$34.406	\$34.406	\$34.406
\$ 353,748.41	\$ 353,748.41	\$ 353,748.41	\$ 353,748.41	\$ 353,748.41	\$ 353,748.41	\$ 353,748.41	\$ 353,748.41	\$ 353,748.41
\$ 353,748.41	\$ 353,748.41	\$ 353,748.41	\$ 353,748.41	\$ 353,748.41	\$ 353,748.41	\$ 353,748.41	\$ 353,748.41	\$ 353,748.41
\$ 177,810.30	\$ 177,810.30	\$ 130,956.62	\$ 61,643.05	\$ 61,643.05	\$ 61,643.05	\$ 52,435.07		
\$ 175,938	\$ 175,938	\$ 222,792	\$ 292,105	\$ 292,105	\$ 292,105	\$ 301,313	\$ 353,748	\$ 353,748
<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>	<u>2031</u>	<u>2032</u>	<u>2033</u>	<u>2034</u>
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
0	0	0	0	0	0	0	0	0
\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%

# City of Oelwein, Fayette County, Iowa

## T. I. F. Debt Report

### "East Penn Urban Renewal Area"

Frozen Base Value - \$108,170

Column: Fiscal Year	#1 FY 22-23 1/1/2021	#2 FY 23-24 1/1/2022	#3 FY 24-25 1/1/2023	#4 FY 25-26 1/1/2024	#5 FY 26-27 1/1/2025
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**TIF Value Existing**

<b>TIF Captured Value (Commercial Property @ 100%)</b>	\$0	\$0	\$0	\$0	\$0
Commercial Property Rollback %	90.000%	90.000%	90.000%	90.000%	90.000%
<b>TIF Captured Value (Commercial Property Rollback Value)</b>	\$0	\$0	\$0	\$0	\$0

<b>TIF Industrial Property @ 100%</b>	\$22,117,080	\$22,480,330	\$22,480,330	\$22,480,330	\$22,480,330
Industrial Property Rollback %	90.000%	90.000%	90.000%	90.000%	90.000%
<b>TIF Captured Value (Industrial Property Rollback Value)</b>	\$19,905,372	\$20,232,297	\$20,232,297	\$20,232,297	\$20,232,297

<b>TIF Personal Property/Agricultural @ 100%</b>	\$0	\$0	\$0	\$0	\$0
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<b>TIF Captured Value (Residential Property 100 % Value)</b>	\$0	\$0	\$0	\$0	\$0
Residential Property Rollback %	54.1302%	54.6501%	54.6501%	54.6501%	54.6501%
<b>TIF Captured Value (Residential Property Rollback Value)</b>	\$0	\$0	\$0	\$0	\$0

<b>TIF Captured Value (Multi-Residential Property 100 % Value)</b>	\$0				
Multi-Residential Property Rollback %	63.7500%				
<b>TIF Captured Value (Multi-Residential Property Rollback Value)</b>	\$0				

<b>Total TIF Property Value (Taxable)</b>	\$19,905,372	\$20,232,297	\$20,232,297	\$20,232,297	\$20,232,297
Rate/Thousand	\$34.879	\$34.406	\$34.406	\$34.406	\$34.406
<b>Total TIF Revenue (Taxable Value x Rate/Thousand)</b>	\$ 694,276.88	\$ 696,117.67	\$ 696,117.67	\$ 696,117.67	\$ 696,117.67

<b>Total TIF Dollars</b>	\$ 694,276.88	\$ 696,117.67	\$ 696,117.67	\$ 696,117.67	\$ 696,117.67
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Current / Future Debt Service Requirements GO Obligations (2016A)	\$ 554,600.00	\$ 552,000.00	\$ 547,740.00	\$ 546,760.00	\$ 594,300.00
Current / Future Debt Service Requirements GO Obligations (2016B)	\$ 106,602.50	\$ 30,202.50	\$ 44,790.00	\$ 44,130.00	\$ 41,165.00
Current / Future TIF Rebate Obligations - East Penn Manuf NTE \$3,340,000 (after debt)					
Current / Future TIF Interfund Loans ( \$590,297.51 Total)			\$ 103,588.00	\$ 105,228.00	\$ 60,653.00

<b>UNCLAIMED T.I.F. DOLLARS</b>	\$ 33,074	\$ 113,915	\$ (0)	\$ (0)	\$ (0)
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TIF Value Future Growth-Building Completed In Calendar Year:	2021	2022	2023	2024	2025
Commercial Property (100%)	\$0	\$0	\$0	\$0	\$0
Industrial Property (100%)	\$0	\$0	\$0	\$0	\$0
Agricultural Property (100%)	\$0	\$0	\$0	\$0	\$0
Housing Units Constructed/Year	0	0	0	0	0
Housing Unit Value/Unit	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
Housing Units Constructed 100% Value	\$0	\$0	\$0	\$0	\$0
<b>Total Future Value</b>	\$0	\$0	\$0	\$0	\$0
Valuation Growth Factor	0.000%	0.000%	0.000%	0.000%	0.000%

**SPEER FINANCIAL, INC.**  
October 5, 2023

# City of Oelwein, Fayette County, Iowa

## T. I. F. Debt Report

### "East Penn Urban Renewal Area"

#6	#7	#8	#9	#10	#11	#12	#13	#14
FY 27-28	FY 28-29	FY 29-30	FY 30-31	FY 31-32	FY 32-33	FY 33-34	FY 34-35	FY 35-36
1/1/2026	1/1/2027	1/1/2028	1/1/2029	1/1/2030	1/1/2031	1/1/2032	1/1/2033	1/1/2034
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
90.000%	90.000%	90.000%	90.000%	90.000%	90.000%	90.000%	90.000%	90.000%
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>\$22,480,330</b>								
90.000%	90.000%	90.000%	90.000%	90.000%	90.000%	90.000%	90.000%	90.000%
<b>\$20,232,297</b>								
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
54.6501%	54.6501%	54.6501%	54.6501%	54.6501%	54.6501%	54.6501%	54.6501%	54.6501%
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>\$20,232,297</b>								
\$34.406	\$34.406	\$34.406	\$34.406	\$34.406	\$34.406	\$34.406	\$34.406	\$34.406
<b>\$ 696,117.67</b>								
<b>\$ 696,117.67</b>								
<b>\$ 608,400.00</b>								
<b>\$ 28,230.00</b>	<b>\$ 132,730.00</b>							
	<b>\$ 302,047.00</b>	<b>\$ 624,849.00</b>	<b>\$ 624,849.00</b>	<b>\$ 624,849.00</b>	<b>\$ 624,849.00</b>	<b>\$ 538,557.00</b>		
<b>\$ 59,488.00</b>	<b>\$ 261,340.51</b>							
<b>\$ (0)</b>	<b>\$ 0</b>	<b>\$ 71,269</b>	<b>\$ 71,269</b>	<b>\$ 71,269</b>	<b>\$ 71,269</b>	<b>\$ 157,561</b>	<b>\$ 696,118</b>	<b>\$ 696,118</b>
<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>	<u>2031</u>	<u>2032</u>	<u>2033</u>	<u>2034</u>
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
0	0	0	0	0	0	0	0	0
\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%



# COMMUNITY DEVELOPMENT DEPARTMENT

## Departmental Software Comparison

	Citizenserve	GovBuilt
<b>MAJOR FEATURES</b>		
Works Offline	X	✓
Daily Beacon Integration	X	✓
Easy for Citizens to Use	X	✓
Clickable Map/Beacon Integration	X	✓
Drag and Drop Form Creation	X	✓
At-a-glance Views of Entire Property History including Permits, Rentals, Abatements, etc.	X	✓
Easy to use Android and Apple App	X	✓



	Citizenserve	GovBuilt
<b>MAJOR FEATURES</b>		
Easy to use Android and Apple App	X	✓
Data Integration with Current Finance Software (Civic)	X	✓
Unlimited Users	X	✓
Offline Syncing	X	✓
Popup Alerts	X	✓
Communication Tracking within Each Permit or License	X	✓
Automated Expiration Notices	X	✓
Two-Way Outlook Calendar Integration	X	✓



	Citizenserve	GovBuilt
<u>Permitting</u>		
Online Portal	✓	✓
Contact contractor within app regarding why inspection failed	X	✓
Mobile Access	X	✓



	Citizenserve	GovBuilt
<b><u>Rental Registration &amp; Inspections</u></b>		
Bulk entry of multiple properties and bulk pay vs. individually only pay	X	✓
Each permit is prepopulated with all of the required inspections	X	✓
Does Not Accidentally Delete Your Report	X	✓
Start-to-Finish Inspection Report On-site	X	✓



	Citizenserve	GovBuilt
<b>Abatements/Code Enforcement</b>		
Add multiple pictures in one upload	X	✓
Start-to-Finish Reporting On-site	X	✓
Online Complaint Tracking	✓*	✓



	Citizenserve	GovBuilt
Reporting		
Easy-to-Use, Reliable Report Generation	X	✓
User Created Reports	X	✓
Map-Based Visual Reports	X	✓



	<b>Citizenserve</b>	<b>GovBuilt</b>
Up-front Cost	0	\$37,000
Annual Subscription Fee	\$9,600 for four users(price in 2022 was \$7200, was \$5400 in 2021)	\$12,800 for unlimited users
	<b>Civic</b>	<b>GovPilot</b>
Up-front Cost	\$45,025	\$40,000
Annual Subscription Fee	\$7,625 for four users	\$20,004 for very limited function, \$36,360 for next tier of function

Civic, the software used for other inter office functions, did not meet our required expectations for functionality. It is \$9k more in initial setup cost, it is missing critically important features necessary for setting up our rental inspection program, and lacks major features in a general sense compared to GovBuilt.



# QUESTIONS?



**COMMUNITY DEVELOPMENT DEPARTMENT**