



---

**FINANCE & RECORDS**

**MEMO**

To: Gregg Mandsager, City Administrator  
From: Nancy A. Lueck, Finance Director  
Date: November 15, 2013  
Re: Request to Approve Annual Urban Renewal Report for FY 2012/2013

**Introduction and Background:**

House File 2460 approved by the State legislature in the spring of 2012 requires local governments in the State to complete and submit an annual report showing all activity with each of their urban renewal areas during the preceding fiscal year. The Iowa Department of Management developed an on-line reporting system to facilitate completion and submission of this information. The initial report for the City was filed a year ago for fiscal year 2011/2012. The attached report is the updated information for fiscal year 2012/2013. This report is required to be approved by City Council before it can be submitted and submission is required no later than December 1 each year.

**Report Summary:**

The City of Muscatine had eight active urban renewal (UR) areas in 2012/2013 including (1) Downtown, (2) Downtown SECO, (3) Southend, (4) Highway 38 Northeast including the amended Harrison/Colorado Street area, (5) Northeast Cedar Development, (6) Muscatine Mall, (7) the Heinz Industrial area, and (8) the Fridley Theaters area. For each of these areas, the reporting system required the City's Urban Renewal Plan, urban renewal area map, and TIF ordinance to be uploaded into the system. For each of the UR areas, each project (public improvement, development agreement, internal loan, etc.) was required to be listed and all debt (including rebates, internal loans, and bond issues) was also entered into the system. Information was also required for each TIF rebate agreement – date of agreement, date of last required payment, and estimated balance remaining on the agreement including the current year amounts.

For fiscal year 2012/2013 the City paid a total of \$363,543 in TIF rebates to eight businesses. Debt payments on TIF Revenue and general obligation bonds totaled \$375,933, payments on internal advances for administrative costs, the GMCCI economic development grant, and bridge lighting costs totaled \$180,254. TIF revenues for the year totaled \$837,307. The ending fund balances for each of the UR tax increment funds totaled \$1,091,092 and the computed TIF debt outstanding as of June 30, 2013 totaled to \$20,377,214. This computed debt included the balances remaining on TIF Rebate agreements and principal and interest on TIF-related debt.

**Recommendation:**

Please include this report on the agenda for the November 21, 2013 Council meeting. The City Council is requested to approve this report and authorize its submission to the State. Please contact me if you have any questions or need additional information.

**Backup Information:**

1. Annual Urban Renewal Report summary

# Annual Urban Renewal Report, Fiscal Year 2012 - 2013

## City Authority Summary

Local Government Name: MUSCATINE  
 Local Government Number: 70G653

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
IUSCATINE CITY DOWNTOWN URBAN RENEWAL	70001	1
IUSCATINE CITY SECO URBAN RENEWAL	70002	1
IUSCATINE CITY NORTHEAST URBAN RENEWAL	70005	2
IUSCATINE CITY SOUTHEND URBAN RENEWAL	70006	11
IUSCATINE MALL URBAN RENEWAL	70012	1
IUSCATINE CITY NORTHEAST CEDAR DEVELOPMENT URBAN RENEWAL	70013	1
IUSCATINE CITY HEINZ INDUSTRIAL URBAN RENEWAL	70014	1
)12 ADDITION FRIDLEY THEATERS	70016	0

**IF Debt Outstanding:** **22,388,036**

**IF Sp. Rev. Fund Cash Balance as of 07-01-2012:** **1,171,982** **0** **Amount of 07-01-2012 Cash Balance Restricted for LMI**

IF Revenue: **837,307**  
 IF Sp. Revenue Fund Interest: **1,533**  
 Asset Sales & Loan Repayments: **0**  
**Total Revenue:** **838,840**

Rebate Expenditures: **363,543**  
 Non-Rebate Expenditures: **556,187**  
 Returned to County Treasurer: **0**  
**Total Expenditures:** **919,730**

**IF Sp. Rev. Fund Cash Balance as of 06-30-2013:** **1,091,092** **0** **Amount of 06-30-2013 Cash Balance Restricted for LMI**

**Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance:** **20,377,214**

**Urban Renewal Area Data Collection**

Local Government Name: MUSCATINE (70G653)  
 Urban Renewal Area: MUSCATINE CITY DOWNTOWN URBAN RENEWAL  
 R Area Number: 70001

R Area Creation Date: 07/1994

R Area Purpose: To foster economic development in  
 the downtown area

<b>Tax Districts within this Urban Renewal Area</b>	<b>Base No.</b>	<b>Increment No.</b>	<b>Increment Value Used</b>
MUSCATINE CITY/MUSCATINE SCH/MUSCATINE FD/REV DOWNTOWN UR TIF INCREM	70085	70108	2,727,183

**Urban Renewal Area Value by Class - 1/1/2011 for FY 2013**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	3,738,280	4,075,540	0	0	7,813,820	0	7,813,820
Taxable	0	0	3,738,280	4,075,540	0	0	7,813,820	0	7,813,820
Homestead Credits									

**IF Sp. Rev. Fund Cash Balance as of 07-01-2012:** 77,139 **Amount of 07-01-2012 Cash Balance Restricted for LMI** 0

IF Revenue: 208,285  
 IF Sp. Revenue Fund Interest: 174  
 Asset Sales & Loan Repayments: 0  
**Total Revenue:** 208,459

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 209,625  
 Returned to County Treasurer: 0  
**Total Expenditures:** 209,625

**IF Sp. Rev. Fund Cash Balance as of 06-30-2013:** 75,973 **Amount of 06-30-2013 Cash Balance Restricted for LMI** 0

## Projects For MUSCATINE CITY DOWNTOWN URBAN RENEWAL

### 3rd & Chestnut Pkg Lot Reconstruction

Description: Reconstruct parking lot  
Classification: Roads, Bridges & Utilities  
Physically Complete: Yes  
Payments Complete: No

### Downtown Parking Lot Resurfacing Projects

Description: Resurfacing of Lot 2 and Lot 4  
Classification: Roads, Bridges & Utilities  
Physically Complete: Yes  
Payments Complete: No

### Downtown Street and Alley Resurfacing

Description: Resurfacing Downtown Streets and Alleys  
Classification: Roads, Bridges & Utilities  
Physically Complete: Yes  
Payments Complete: No

### Peal City Station Flood Repairs

Description: Local Share Repairs to Peal City Station  
Classification: Municipal and other publicly-owned or leased buildings  
Physically Complete: Yes  
Payments Complete: No

### Riverfront Erosion Control Project

Description: Local Share of Riverfront Erosion Control  
Classification: Recreational facilities (lake development, parks, ball fields, trails)  
Physically Complete: Yes  
Payments Complete: No

### City Hall Boiler Replacement

Description: Replace Boiler in City Hall  
Classification: Municipal and other publicly-owned or leased buildings  
Physically Complete: Yes  
Payments Complete: No

### City Hall Boiler (Additional Costs)

Description: Replace Boiler in City Hall (Add'l Costs)  
Classification: Municipal and other publicly-owned or leased buildings  
Physically Complete: Yes

ayments Complete: No

## Debts/Obligations For MUSCATINE CITY DOWNTOWN URBAN RENEWAL

### -1-2010 General Obligation Bonds

ebt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,455,000
Interest:	196,175
otal:	1,651,175
nnual Appropriation?:	No
ate Incurred:	06/01/2010
Y of Last Payment:	2020

### nternal Loan City Hall Boiler

ebt/Obligation Type:	Internal Loans
Principal:	45,000
Interest:	0
otal:	45,000
nnual Appropriation?:	No
ate Incurred:	11/15/2012
Y of Last Payment:	2014

## Non-Residues For MUSCATINE CITY DOWNTOWN URBAN RENEWAL

IF Expenditure Amount: 209,625  
ied To Debt: 6-1-2010 General Obligation

Bonds  
3rd & Chestnut Pkg Lot

ied To Project: Reconstruction

IF Expenditure Amount: 0  
ied To Debt: 6-1-2010 General Obligation

Bonds  
Downtown Parking Lot

ied To Project: Resurfacing Projects

IF Expenditure Amount: 0  
ied To Debt: 6-1-2010 General Obligation

Bonds  
Downtown Street and Alley

ied To Project: Resurfacing

IF Expenditure Amount: 0  
ied To Debt: 6-1-2010 General Obligation

Bonds  
ied To Project: Pearl City Station Flood Repairs

IF Expenditure Amount: 0  
ied To Debt: 6-1-2010 General Obligation

Bonds  
ied To Project: Riverfront Erosion Control Project

IF Expenditure Amount: 0  
ied To Debt: 6-1-2010 General Obligation

Bonds  
ied To Project: City Hall Boiler Replacement

A prorated portion of the projects and debt reflected in the Downtown TIF will be funded from the SECO UR area. The SECO amount for FY 13 was \$111,758. Six of the projects listed were funded from June 2010 bond issue.

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2013

**IF Taxing District Data Collection**

Local Government Name: MUSCATINE (70G653)  
 Urban Renewal Area: MUSCATINE CITY DOWNTOWN URBAN RENEWAL (70001)  
 IF Taxing District Name: MUSCATINE CITY/MUSCATINE SCH/MUSCATINE FD/REV DOWNTOWN UR  
 IF INCREM  
 IF Taxing District Inc. Number: 70108  
 IF Taxing District Base Year: 1993  
 Y TIF Revenue First Received: 1996  
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	07/1994

**IF Taxing District Value by Class - 1/1/2011 for FY 2013**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	3,738,280	4,075,540	0	0	7,813,820	0	7,813,820
taxable	0	0	3,738,280	4,075,540	0	0	7,813,820	0	7,813,820
Homestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2013	1,472,270	6,341,550	2,727,183	3,614,367	127,929

FY 2013 TIF Revenue Received: 208,285

♦ Annual Urban Renewal Report, Fiscal Year 2012 - 2013

Urban Renewal Area Data Collection

Local Government Name: MUSCATINE (70G653)  
 Urban Renewal Area: MUSCATINE CITY SECO URBAN RENEWAL  
 R Area Number: 70002

R Area Creation Date: 12/1971

To foster the redevelopment of this  
 blighted, deteriorated, and  
 deteriorating area.

R Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
MUSCATINE CITY/MUSCATINE SCH/MUSCATINE FIRE/SECO UR TIF INCREM	70059	70097	3,157,540

Urban Renewal Area Value by Class - 1/1/2011 for FY 2013

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric	Utility	Total
Assessed	0	0	3,428,250	0	0	0	3,428,250			0 3,428,250
Assessable	0	0	3,428,250	0	0	0	3,428,250			0 3,428,250
Homestead Credits										

IF Sp. Rev. Fund Cash Balance as of 07-01-2012: 0 Amount of 07-01-2012 Cash Balance Restricted for LMI

IF Revenue: 0  
 IF Sp. Revenue Fund Interest: 0  
 Asset Sales & Loan Repayments: 0  
 Total Revenue: 0

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

IF Sp. Rev. Fund Cash Balance as of 06-30-2013: 0 Amount of 06-30-2013 Cash Balance Restricted for LMI

The projects and debt in the Downtown Urban Renewal area include those funded from the SECO UR area. FY13 SECO non-rebate expenditures represent a prorated part of G.O. and TIF Bond requirements reflected in the Downtown UR debt.

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2013

**IF Taxing District Data Collection**

ocal Government Name: MUSCATINE (70G653)  
rban Renewal Area: MUSCATINE CITY SECO URBAN RENEWAL (70002)  
IF Taxing District Name: MUSCATINE CITY/MUSCATINE SCH/MUSCATINE FIRE/SECO UR TIF INCREM  
IF Taxing District Inc. Number: 70097

	UR Designation
IF Taxing District Base Year: 1973	No
Y TIF Revenue First Received: 1981	12/1971
ubject to a Statutory end date? No	No

**IF Taxing District Value by Class - 1/1/2011 for FY 2013**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
ssessed	0	0	3,428,250	0	0	0	3,428,250	0	3,428,250
axable	0	0	3,428,250	0	0	0	3,428,250	0	3,428,250
omestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
iscal Year 2013	270,710	3,157,540	3,157,540	0	0

Y 2013 TIF Revenue Received: 0

**Urban Renewal Area Data Collection**

Local Government Name: MUSCATINE (70G653)  
 Urban Renewal Area: MUSCATINE CITY NORTHEAST URBAN RENEWAL  
 R Area Number: 70005

R Area Creation Date: 10/1996

To foster industrial development in original area and other economic development in expanded area.

R Area Purpose:

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
MUSCATINE CITY/MUSCATINE SCH/MUSCATINE FIRE/NORTHEAST UR TIF INCREM	70089	70102	0
MUSCATINE CITY AG/MUSCATINE SCH/MUSCATINE FD/NORTHEAST UR TIF INCREM	70090	70110	0

**Urban Renewal Area Value by Class - 1/1/2011 for FY 2013**

	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									

**IF Sp. Rev. Fund Cash Balance**

as of 07-01-2012:

0

**Amount of 07-01-2012 Cash Balance  
Restricted for LMI**

IF Revenue:

0

IF Sp. Revenue Fund Interest:

0

Asset Sales & Loan Repayments:

0

Total Revenue:

0

Rebate Expenditures:

0

Non-Rebate Expenditures:

0

Returned to County Treasurer:

0

Total Expenditures:

0

**IF Sp. Rev. Fund Cash Balance**

as of 06-30-2013:

0

**Amount of 06-30-2013 Cash Balance  
Restricted for LMI**

## Projects For MUSCATINE CITY NORTHEAST URBAN RENEWAL

### Villas at MCC LLC Dev Agreement

Description:	Payments to Villas at MCC LLC
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	No

### Colorado Street Property Acquisition

Description:	Pierce Property Acquisition
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For MUSCATINE CITY NORTHEAST URBAN RENEWAL

### Debts at MCC LLC Rebate

Debt/Obligation Type:	Rebates
Principal:	425,000
Interest:	0
Total:	425,000
Annual Appropriation?:	No
Date Incurred:	01/20/2011
Y of Last Payment:	2023

### Debt Loan Advance for Pierce Property Acquisition

Debt/Obligation Type:	Internal Loans
Principal:	83,000
Interest:	0
Total:	83,000
Annual Appropriation?:	No
Date Incurred:	11/15/2012
Y of Last Payment:	2015

## Rebates For MUSCATINE CITY NORTHEAST URBAN RENEWAL

### ICC Owned Property off Colorado Street

IF Expenditure Amount:	0
ebate Paid To:	The Villas at MCC LLC
ied To Debt:	Villas at MCC LLC Rebate
	Villas at MCC LLC Dev
ied To Project:	Agreement
rojected Final FY of Rebate:	2023

No TIF funds were received or expended in FY 13. The first rebate obligation will be paid in FY 14 as well as the first payment on the Internal Loan for the Colorado Street property acquisition.

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2013

## IF Taxing District Data Collection

Local Government Name:	MUSCATINE (70G653)		
Urban Renewal Area:	MUSCATINE CITY NORTHEAST URBAN RENEWAL (70005)		
IF Taxing District Name:	MUSCATINE CITY/MUSCATINE SCH/MUSCATINE FIRE/NORTHEAST UR TIF		
NCREM			
IF Taxing District Inc. Number:	70102	UR Designation	
IF Taxing District Base Year:	1995		No
Y TIF Revenue First Received:	1998		No
Subject to a Statutory end date?	Yes		12/2010
iscal year this TIF Taxing District utoritorily ends:	2033	Slum	
		Blighted	
		Economic Development	

IF Taxing District Value by Class - 1/1/2011 for FY 2013

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
iscal Year 2013	7,280	0	0	0	0

Y 2013 TIF Revenue Received: 0

## IF Taxing District Data Collection

Local Government Name:	MUSCATINE (70G653)		
Urban Renewal Area:	MUSCATINE CITY NORTHEAST URBAN RENEWAL (70005)		
IF Taxing District Name:	MUSCATINE CITY AG/MUSCATINE SCH/MUSCATINE FD/NORTHEAST UR TIF		
CREM			
IF Taxing District Inc. Number:	70110		
IF Taxing District Base Year:	1995	UR Designation	
Y TIF Revenue First Received:	1998	Slum	No
Subject to a Statutory end date?	Yes	Blighted	No
iscal year this TIF Taxing District utorily ends:	2033	Economic Development	12/2010

IF Taxing District Value by Class - 1/1/2011 for FY 2013

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
iscal Year 2013	17,170	0	0	0	0

Y 2013 TIF Revenue Received: 0

**Urban Renewal Area Data Collection**

Local Government Name: MUSCATINE (70G653)  
 Urban Renewal Area: MUSCATINE CITY SOUTHEND URBAN RENEWAL  
 R Area Number: 70006

R Area Creation Date: 07/1994

R Area Purpose: To foster economic development in this urban renewal area.

**Tax Districts within this Urban Renewal Area**

		Base No.	Increment No.	Increment Value Used
I	MUSCATINE CITY/MUSCATINE SCH/MUSC FIRE/REV SOUTH END UR TIF INCREM	70078	70094	4,183,388
I	MUSCATINE CITY AG/MUSCATINE SCH/MUSCATINE FD/REV SOUTH END TIF INCREM	70079	70109	221,360
I	MUSCATINE CITY/MUSCATINE SCH/MUSC FIRE/UR SE UR ROBISON TIF INCREM	70132	70133	726,348
I	MUSCATINE CITY/LOUISA-MUSCATINE SCH/MUSC FIRE/REV SE UR 03 TIF INCREM	70134	70135	1,457,023
I	MUSCATINE CITY AG/LOUISA-MUSCATINE SCH/MUSCATINE FIRE/SE UR 03 TIF INCREM	70136	70137	127,666
I	MUSCATINE CITY AG/MUSCATINE SCH/MUSCATINE FIRE/REV SE 03 UR TIF INCREM	70138	70139	162,307
I	MUSCATINE CITY/MUSCATINE SCH/MUSC FIRE/REV SE UR 03 TIF INCREM	70140	70141	109,176
I	MUSCATINE CITY/MUSCATINE SCH/MUSC FIRE/UR SE MUSCO TIF INCREM	70147	70148	4,284,010
I	MUSCATINE CITY/MUSC SCH/MUSC FIRE/REV SE 03 UR CUR TIF INCREM	70163	70164	406,800
I	MUSCATINE CITY/MUSC SCH/MUSC FIRE/REV SE 03 UR NEW TIF INCREM	70165	70166	226,330
I	MUSCATINE CITY/MUSC SCH/MUSC FIRE/SE A&E CONV UR TIF INCREM	70181	70182	205,640

**Urban Renewal Area Value by Class - 1/1/2011 for FY 2013**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,436,180	31,674,420	24,198,400	30,853,540	0	-83,340	88,079,200	0	88,079,200
Assessable	826,393	16,075,344	24,198,400	30,853,540	0	-83,340	71,870,337	0	71,870,337
Homestead Credits									20

**IF Sp. Rev. Fund Cash Balance**

as of 07-01-2012: 1,075,576 0 **Amount of 07-01-2012 Cash Balance Restricted for LMI**

IF Revenue: 417,758

IF Sp. Revenue Fund Interest: 1,324

Asset Sales & Loan Repayments: 0

total Revenue: 419,082

Rebate Expenditures: 164,136

Non-Rebate Expenditures: 346,562

Returned to County Treasurer: 0

total Expenditures: 510,698

**IF Sp. Rev. Fund Cash Balance**

as of 06-30-2013: 983,960 0 **Amount of 06-30-2013 Cash Balance Restricted for LMI**

## Projects For MUSCATINE CITY SOUTHEND URBAN RENEWAL

### Airport Terminal Building

Description:	Construct new Airport Terminal Building
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

### Southend Water Extension Project

Description:	Extend Water Service to Southend Area
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Robison Logistics Dev. Agreement

Description:	Payments to Robison Logistics
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

### Musco Sports Lighting Dev. Agreement

Description:	Payments to Musco Sports Lighting
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

### Curry's Transportation Dev. Agreement

Description:	Payments to Curry's Transportation
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

### Newcomb Properties LLC Dev. Agreement

Description:	Payments to Newcomb Properties LLC
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

### Administrative Expenses

Description:	Payments to General Fund for Admin Exp
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

## Chamber Economic Development Grant

Description: Payments to GMCCI for Economic Dev  
Classification: Administrative expenses  
Physically Complete: Yes  
Payments Complete: Yes

## A&E Convenience LLC Dev. Agreement

Description: Payments to A&E Convencience LLC  
Classification: Commercial - retail  
Physically Complete: Yes  
Payments Complete: No

## Bridge Lighting Improvements

Description: Payment to City for Bridge Lighting Improvements  
Classification: Roads, Bridges & Utilities  
Physically Complete: Yes  
Payments Complete: Yes

## Wal-View Developments Dev. Agreement

Description: Payments to Wal-View Developments  
Classification: Commercial - warehouses and distribution facilities  
Physically Complete: No  
Payments Complete: No

## Administrative Expenses

Description: Payments to General Fund for Administrative Expenses  
Classification: Administrative expenses  
Physically Complete: No  
Payments Complete: No

## Chamber Economic Development Grant

Description: Payments to GMCCI for Economic Development  
Classification: Administrative expenses  
Physically Complete: No  
Payments Complete: No

## Hi-State Revolving Loan Fund

Description: Contribution to Revolving Loan Fund  
Classification: Industrial/manufacturing property  
Physically Complete: Yes  
Payments Complete: No

## Art Center Boiler Replacement

Description: Art Center Boiler Project  
Classification: Municipal and other publicly-owned or leased buildings

Created: Fri Nov 15 09:37:20 CST 2013

Page 20 of 54

physically Complete:  
payments Complete:

Yes

No

## Debts/Obligations For MUSCATINE CITY SOUTHEND URBAN RENEWAL

### TIF Revenue Bonds 6-24-04

ebt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	1,140,000
Interest:	334,753
Total:	1,474,753
Annual Appropriation?:	No
Date Incurred:	06/24/2004
Y of Last Payment:	2021

### Jobison Logistics Rebate

ebt/Obligation Type:	Rebates
Principal:	50,183
Interest:	0
Total:	50,183
Annual Appropriation?:	No
Date Incurred:	01/02/2003
Y of Last Payment:	2014

### Iusco Sport Lighting Rebate

ebt/Obligation Type:	Rebates
Principal:	1,355,339
Interest:	0
Total:	1,355,339
Annual Appropriation?:	No
Date Incurred:	04/03/2003
Y of Last Payment:	2020

### Berry's Transportation Rebate

ebt/Obligation Type:	Rebates
Principal:	299,835
Interest:	0
Total:	299,835
Annual Appropriation?:	No
Date Incurred:	07/16/2009
Y of Last Payment:	2020

### Leewcomb Properties Rebate

ebt/Obligation Type:	Rebates
Principal:	83,069
Interest:	0
Total:	83,069
Annual Appropriation?:	No
Date Incurred:	07/16/2009
Y of Last Payment:	2020

## **&E Convenience Rebate**

ebt/Obligation Type:	Rebates
Principal:	40,000
Interest:	0
Total:	40,000
Annual Appropriation?:	No
date Incurred:	01/20/2011
Y of Last Payment:	2022

## **Bridge Lighting Improvements**

ebt/Obligation Type:	Internal Loans
Principal:	40,000
Interest:	0
Total:	40,000
Annual Appropriation?:	No
date Incurred:	09/15/2011
Y of Last Payment:	2013

## **Administrative Expenses**

ebt/Obligation Type:	Internal Loans
Principal:	105,254
Interest:	0
Total:	105,254
Annual Appropriation?:	No
date Incurred:	11/03/2011
Y of Last Payment:	2013

## **Chamber Economic Development Grant**

ebt/Obligation Type:	Internal Loans
Principal:	35,000
Interest:	0
Total:	35,000
Annual Appropriation?:	No
date Incurred:	11/03/2011
Y of Last Payment:	2013

## **Val-View Developments Rebate**

ebt/Obligation Type:	Rebates
Principal:	5,000,000
Interest:	0
Total:	5,000,000
Annual Appropriation?:	Yes
date Incurred:	06/30/2013
Y of Last Payment:	2025

## **Administrative Expenses**

ebt/Obligation Type:	Internal Loans
----------------------	----------------

Principal: 114,000  
Interest: 0  
Total: 114,000  
Annual Appropriation?: No  
Date Incurred: 11/15/2012  
Y of Last Payment: 2014

## Chamber Economic Development Grant

ebt/Obligation Type: Internal Loans  
Principal: 35,000  
Interest: 0  
Total: 35,000  
Annual Appropriation?: No  
Date Incurred: 11/15/2012  
Y of Last Payment: 2014

## Economic Development Grant - Bi-State

ebt/Obligation Type: Internal Loans  
Principal: 12,500  
Interest: 0  
Total: 12,500  
Annual Appropriation?: No  
Date Incurred: 11/15/2012  
Y of Last Payment: 2014

## Art Center Boiler Project

ebt/Obligation Type: Internal Loans  
Principal: 65,000  
Interest: 0  
Total: 65,000  
Annual Appropriation?: No  
Date Incurred: 11/15/2012  
Y of Last Payment: 2014

## Non-**Rebates** For MUSCATINE CITY SOUTHEND URBAN RENEWAL

IF Expenditure Amount:	166,308
ied To Debt:	TIF Revenue Bonds 6-24-04
ied To Project:	Airport Terminal Building
IF Expenditure Amount:	0
ied To Debt:	TIF Revenue Bonds 6-24-04
ied To Project:	Southend Water Extension Project
IF Expenditure Amount:	105,254
ied To Debt:	Administrative Expenses
ied To Project:	Administrative Expenses
IF Expenditure Amount:	35,000
ied To Debt:	Chamber Economic Development Grant
ied To Project:	Chamber Economic Development Grant
IF Expenditure Amount:	40,000
ied To Debt:	Bridge Lighting Improvements
ied To Project:	Bridge Lighting Improvements

## Rebates For MUSCATINE CITY SOUTHEND URBAN RENEWAL

### 425 Houser Street

IF Expenditure Amount:	25,709
Rebate Paid To:	Robison Logistics Management
ied To Debt:	LLC
ied To Project:	Robison Logistics Rebate
rojected Final FY of Rebate:	Robison Logistics Dev. Agreement
	2014

### 107 Stewart Road

IF Expenditure Amount:	101,592
Rebate Paid To:	Musco Sports Lighting LLC
ied To Debt:	Musco Sport Lighting Rebate
ied To Project:	Musco Sports Lighting Dev.
rojected Final FY of Rebate:	Agreement
	2020

### 200 Highway 61 South

IF Expenditure Amount:	24,900
Rebate Paid To:	Curry's Transportation Service Inc.
ied To Debt:	Curry's Transportation Rebate
ied To Project:	Curry's Transportation Dev.
rojected Final FY of Rebate:	Agreement
	2020

### 606 Grandview Avenue

IF Expenditure Amount:	8,296
Rebate Paid To:	Newcomb Properties LLC
ied To Debt:	Newcomb Properties Rebate
ied To Project:	Newcomb Properties LLC Dev.
rojected Final FY of Rebate:	Agreement
	2020

### 701 Highway 61 Sourth

IF Expenditure Amount:	3,639
Rebate Paid To:	A&E Convience LLC
ied To Debt:	A&E Convenience Rebate
ied To Project:	A&E Convenience LLC Dev.
rojected Final FY of Rebate:	Agreement
	2022

The 2004 TIF Revenue debt is tied to both the Airport Terminal Building and the Southend Water Extension projects.

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2013

## IF Taxing District Data Collection

Local Government Name:	MUSCATINE (70G653)	
Urban Renewal Area:	MUSCATINE CITY SOUTHEND URBAN RENEWAL (70006)	
IF Taxing District Name:	MUSCATINE CITY/MUSCATINE SCH/MUSC FIRE/REV SOUTH END UR TIF	
CREM		
IF Taxing District Inc. Number:	70094	
IF Taxing District Base Year:	1993	UR Designation
Y TIF Revenue First Received:	1996	Slum No
Subject to a Statutory end date?	No	Blighted No
		Economic Development 07/1994

### IF Taxing District Value by Class - 1/1/2011 for FY 2013

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	5,573,650	13,213,980	8,951,310	0	-18,520	27,720,420	0	27,720,420
taxable	0	2,828,732	13,213,980	8,951,310	0	-18,520	24,975,502	0	24,975,502
omestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2013	15,687,727	12,051,213	4,183,388	7,867,825	278,478

Y 2013 TIF Revenue Received: 139,687

## IF Taxing District Data Collection

Local Government Name:	MUSCATINE (70G653)	
Urban Renewal Area:	MUSCATINE CITY SOUTHEND URBAN RENEWAL (70006)	
IF Taxing District Name:	MUSCATINE CITY AG/MUSCATINE SCH/MUSCATINE FD/REV SOUTH END TIF	
CREM		
IF Taxing District Inc. Number:	70109	
IF Taxing District Base Year:	1993	UR Designation
Y TIF Revenue First Received:	1996	Slum No
Subject to a Statutory end date?	No	Blighted No
		Economic Development 07/1994

### IF Taxing District Value by Class - 1/1/2011 for FY 2013

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	384,700	0	0	0	0	0	384,700	0	384,700
taxable	221,360	0	0	0	0	0	221,360	0	221,360
omestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2013	143,965	221,360	221,360	0	0

Y 2013 TIF Revenue Received: 5,226

♦ Annual Urban Renewal Report, Fiscal Year 2012 - 2013

**IF Taxing District Data Collection**

Local Government Name:	MUSCATINE (70G653)		
Urban Renewal Area:	MUSCATINE CITY SOUTHEND URBAN RENEWAL (70006)		
IF Taxing District Name:	MUSCATINE CITY/MUSCATINE SCH/MUSC FIRE/UR SE UR ROBISON TIF		
CREM			
IF Taxing District Inc. Number:	70133		
IF Taxing District Base Year:	1995	UR Designation	
Y TIF Revenue First Received:	1996	Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	07/1994

IF Taxing District Value by Class - 1/1/2011 for FY 2013

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	742,260	0	0	742,260	0	742,260
Exemptable	0	0	0	742,260	0	0	742,260	0	742,260
Homestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2013	15,912	726,348	726,348	0	0

Y 2013 TIF Revenue Received: 25,708

**IF Taxing District Data Collection**

Local Government Name:	MUSCATINE (70G653)		
Urban Renewal Area:	MUSCATINE CITY SOUTHEND URBAN RENEWAL (70006)		
IF Taxing District Name:	MUSCATINE CITY/LOUISA-MUSCATINE SCH/MUSC FIRE/REV SE UR 03 TIF		
CREM			
IF Taxing District Inc. Number:	70135		
IF Taxing District Base Year:	1993	UR Designation	
Y TIF Revenue First Received:	1996	Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	07/1994

IF Taxing District Value by Class - 1/1/2011 for FY 2013

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	19,662,350	6,396,650	7,052,120	0	-46,300	33,064,820	0	33,064,820
Exemptable	0	9,978,998	6,396,650	7,052,120	0	-46,300	23,381,468	0	23,381,468
Homestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2013	28,914,310	4,196,810	1,457,023	2,739,787	88,402

Y 2013 TIF Revenue Received: 48,669

## IF Taxing District Data Collection

ocal Government Name:	MUSCATINE (70G653)		
rban Renewal Area:	MUSCATINE CITY SOUTHEND URBAN RENEWAL (70006)		
IF Taxing District Name:	MUSCATINE CITY AG/LOUISA-MUSCATINE SCH/MUSCATINE FIRE/SE UR 03		
IF INCREM			
IF Taxing District Inc. Number:	70137		
IF Taxing District Base Year:	1993	UR Designation	
Y TIF Revenue First Received:	1996	Slum	No
ubject to a Statutory end date?	No	Blighted	No
		Economic Development	07/1994

### IF Taxing District Value by Class - 1/1/2011 for FY 2013

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
ssessed	221,870	0	0	0	0	0	221,870	0	221,870
axable	127,666	0	0	0	0	0	127,666	0	127,666
omestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
iscal Year 2013	80,540	127,666	127,666	0	0

Y 2013 TIF Revenue Received: 3,014

## IF Taxing District Data Collection

ocal Government Name:	MUSCATINE (70G653)		
rban Renewal Area:	MUSCATINE CITY SOUTHEND URBAN RENEWAL (70006)		
IF Taxing District Name:	MUSCATINE CITY AG/MUSCATINE SCH/MUSCATINE FIRE/REV SE 03 UR TIF		
INCREM			
IF Taxing District Inc. Number:	70139		
IF Taxing District Base Year:	1993	UR Designation	
Y TIF Revenue First Received:	1996	Slum	No
ubject to a Statutory end date?	No	Blighted	No
		Economic Development	07/1994

### IF Taxing District Value by Class - 1/1/2011 for FY 2013

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
ssessed	829,610	0	0	0	0	0	829,610	0	829,610
axable	477,367	0	0	0	0	0	477,367	0	477,367
omestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
iscal Year 2013	362,100	467,510	162,307	305,203	7,822

Y 2013 TIF Revenue Received: 3,832

## IF Taxing District Data Collection

Local Government Name:	MUSCATINE (70G653)	
Urban Renewal Area:	MUSCATINE CITY SOUTHEND URBAN RENEWAL (70006)	
IF Taxing District Name:	MUSCATINE CITY/MUSCATINE SCH/MUSC FIRE/REV SE UR 03 TIF INCREM	
IF Taxing District Inc. Number:	70141	
IF Taxing District Base Year:	1993	UR Designation
Y TIF Revenue First Received:	1996	Slum No
Subject to a Statutory end date?	No	Blighted No
		Economic Development 07/1994

### IF Taxing District Value by Class - 1/1/2011 for FY 2013

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	6,438,420	2,047,590	6,938,750	0	-18,520	15,406,240	0	15,406,240
Exemptable	0	3,267,614	2,047,590	6,938,750	0	-18,520	12,235,434	0	12,235,434
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2013	15,110,290	314,470	109,176	205,294	7,266

Y 2013 TIF Revenue Received: 10,304

## IF Taxing District Data Collection

Local Government Name:	MUSCATINE (70G653)	
Urban Renewal Area:	MUSCATINE CITY SOUTHEND URBAN RENEWAL (70006)	
IF Taxing District Name:	MUSCATINE CITY/MUSCATINE SCH/MUSC FIRE/UR SE MUSCO TIF INCREM	
IF Taxing District Inc. Number:	70148	
IF Taxing District Base Year:	1993	UR Designation
Y TIF Revenue First Received:	1996	Slum No
Subject to a Statutory end date?	No	Blighted No
		Economic Development 07/1994

### IF Taxing District Value by Class - 1/1/2011 for FY 2013

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	7,169,100	0	0	7,169,100	0	7,169,100
Exemptable	0	0	0	7,169,100	0	0	7,169,100	0	7,169,100
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2013	2,885,090	4,284,010	4,284,010	0	0

Y 2013 TIF Revenue Received: 151,630

♣ Annual Urban Renewal Report, Fiscal Year 2012 - 2013

**IF Taxing District Data Collection**

Local Government Name:	MUSCATINE (70G653)	
Urban Renewal Area:	MUSCATINE CITY SOUTHENDE URBAN RENEWAL (70006)	
IF Taxing District Name:	MUSCATINE CITY/MUSC SCH/MUSC FIRE/REV SE 03 UR CUR TIF INCREM	
IF Taxing District Inc. Number:	70164	
IF Taxing District Base Year:	1993	UR Designation
Y TIF Revenue First Received:	1996	Slum No
Subject to a Statutory end date?	No	Blighted No
		Economic Development 07/1994

IF Taxing District Value by Class - 1/1/2011 for FY 2013

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,420,810	0	0	0	1,420,810	0	1,420,810
Exemptable	0	0	1,420,810	0	0	0	1,420,810	0	1,420,810
Homestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2013	1,014,010	406,800	406,800	0	0

Y 2013 TIF Revenue Received: 14,399

**IF Taxing District Data Collection**

Local Government Name:	MUSCATINE (70G653)	
Urban Renewal Area:	MUSCATINE CITY SOUTHENDE URBAN RENEWAL (70006)	
IF Taxing District Name:	MUSCATINE CITY/MUSC SCH/MUSC FIRE/REV SE 03 UR NEW TIF INCREM	
IF Taxing District Inc. Number:	70166	
IF Taxing District Base Year:	1993	UR Designation
Y TIF Revenue First Received:	1996	Slum No
Subject to a Statutory end date?	No	Blighted No
		Economic Development 07/1994

IF Taxing District Value by Class - 1/1/2011 for FY 2013

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	544,890	0	0	0	544,890	0	544,890
Exemptable	0	0	544,890	0	0	0	544,890	0	544,890
Homestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2013	318,560	226,330	226,330	0	0

Y 2013 TIF Revenue Received: 8,011

**IF Taxing District Data Collection**

ocal Government Name: MUSCATINE (70G653)  
rban Renewal Area: MUSCATINE CITY SOUTHENDE URBAN RENEWAL (70006)  
IF Taxing District Name: MUSCATINE CITY/MUSC SCH/MUSC FIRE/SE A&E CONV UR TIF INCREM  
IF Taxing District Inc. Number: 70182

	UR Designation
IF Taxing District Base Year: 2010	Slum No
Y TIF Revenue First Received: 2013	Blighted No
Subject to a Statutory end date? No	Economic Development 01/2011

**IF Taxing District Value by Class - 1/1/2011 for FY 2013**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
ssessed	0	0	574,480	0	0	0	574,480	0	574,48
axable	0	0	574,480	0	0	0	574,480	0	574,48
omestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
iscal Year 2013	368,840	205,640	205,640	0	0

Y 2013 TIF Revenue Received: 7,278

**Urban Renewal Area Data Collection**

Local Government Name: MUSCATINE (70G653)  
 Urban Renewal Area: MUSCATINE MALL URBAN RENEWAL  
 R Area Number: 70012

R Area Creation Date: 12/2006

To provide assistance to the owner of the Muscatine Mall to undertake the development, renovation, and improvement of the Mall and adjacent commercial outlots.

R Area Purpose:

**Tax Districts within this Urban Renewal Area**

MUSCATINE CITY/MUSCATINE SCH/MUSC FIRE MUSC MALL UR TIF INCREM

Base No.	Increment No.	Increment Value Used
70155	70156	420,337

**Urban Renewal Area Value by Class - 1/1/2011 for FY 2013**

Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	9,959,700	0	0	0	9,959,700	0	9,959,700
taxable	0	9,959,700	0	0	0	9,959,700	0	9,959,700

Homestead Credits

IF Sp. Rev. Fund Cash Balance as of 07-01-2012:	3,405	0	Amount of 07-01-2012 Cash Balance Restricted for LMI
--	-------	---	---

IF Revenue: 14,878

IF Sp. Revenue Fund Interest: 5

Asset Sales & Loan Repayments: 0

**Total Revenue:** 14,883

Rebate Expenditures: 13,152

Non-Rebate Expenditures: 0

Returned to County Treasurer: 0

**Total Expenditures:** 13,152

IF Sp. Rev. Fund Cash Balance as of 06-30-2013:	5,136	0	Amount of 06-30-2013 Cash Balance Restricted for LMI
--	-------	---	---

## Projects For MUSCATINE MALL URBAN RENEWAL

### Muscatine Mall Development Agreement

Description:	Payments for development, renovation and improvements to Muscatine Mall
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For MUSCATINE MALL URBAN RENEWAL

### Muscatine Mall Rebate

Debt/Obligation Type:	Rebates
Principal:	5,293,088
Interest:	0
Total:	5,293,088
Annual Appropriation?:	No
date Incurred:	01/10/2008
Y of Last Payment:	2029

## Rebates For MUSCATINE MALL URBAN RENEWAL

### 903 Park Avenue

IF Expenditure Amount:	13,152
Rebate Paid To:	Fin Dist Prop MM LLC, KRE
Rebate Paid To:	LLC, Mogul Holdings LLC
Rebate Paid To Debt:	Muscatine Mall Rebate
Rebate Paid To Project:	Muscatine Mall Development
Rebate Paid To Project:	Agreement
Projected Final FY of Rebate:	2029

♦ Annual Urban Renewal Report, Fiscal Year 2012 - 2013

**IF Taxing District Data Collection**

ocal Government Name: MUSCATINE (70G653)  
rban Renewal Area: MUSCATINE MALL URBAN RENEWAL (70012)  
IF Taxing District Name: MUSCATINE CITY/MUSCATINE SCH/MUSC FIRE MUSC MALL UR TIF INCREM  
IF Taxing District Inc. Number: 70156  
IF Taxing District Base Year: 2007  
Y TIF Revenue First Received: 2010  
bject to a Statutory end date? Yes  
iscal year this TIF Taxing District atutorily ends: 2029

	UR Designation
Slum	No
Blighted	No
Economic Development	12/2006

**IF Taxing District Value by Class - 1/1/2011 for FY 2013**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
ssessed	0	0	9,959,700	0	0	0	9,959,700	0	9,959,700
axable	0	0	9,959,700	0	0	0	9,959,700	0	9,959,700
omestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
iscal Year 2013	9,216,520	743,180	420,337	322,843	11,427

Y 2013 TIF Revenue Received: 14,878

▲ Annual Urban Renewal Report, Fiscal Year 2012 - 2013

**Urban Renewal Area Data Collection**

Local Government Name:	MUSCATINE (70G653)
Urban Renewal Area:	MUSCATINE CITY NORTHEAST CEDAR DEVELOPMENT URBAN RENEWAL
UR Area Number:	70013
UR Area Creation Date:	11/2003
UR Area Purpose:	To foster commercial and industrial development in this area in accordance with sound planning standards and local community objectives.

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
MUSCATINE CITY/MUSCATINE SCH/MUSCATINE FIRE/NE UR CEDAR TIF INCREM	70145	70146	5,100,094

**Urban Renewal Area Value by Class - 1/1/2011 for FY 2013**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	13,128,900	0	0	0	13,128,900	0	13,128,900
Taxable	0	0	13,128,900	0	0	0	13,128,900	0	13,128,900
Homestead Credits									

**IF Sp. Rev. Fund Cash Balance**

	Amount of 07-01-2012 Cash Balance Restricted for LMI	
as of 07-01-2012:	13,544	0

IF Revenue: 180,516

IF Sp. Revenue Fund Interest: 28

Asset Sales & Loan Repayments: 0

**Total Revenue:** 180,544

Expenditures: 171,939

Non-Rebate Expenditures: 0

Returned to County Treasurer: 0

**Total Expenditures:** 171,939

**IF Sp. Rev. Fund Cash Balance**

	Amount of 06-30-2013 Cash Balance Restricted for LMI	
as of 06-30-2013:	22,149	0

## Projects For MUSCATINE CITY NORTHEAST CEDAR DEVELOPMENT URBAN RENEWAL

### Cedar Development Dev Agreement

Description:	Payments to developer of this area
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For MUSCATINE CITY NORTHEAST CEDAR DEVELOPMENT URBAN RENEWAL

### Cedar Development Rebate

Debt/Obligation Type:	Rebates
Principal:	4,267,705
Interest:	0
Total:	4,267,705
Annual Appropriation?:	No
Date Incurred:	01/22/2004
Year of Last Payment:	2019

## Rebates For MUSCATINE CITY NORTHEAST CEDAR DEVELOPMENT URBAN RENEWAL

### Various properties along Hwy 61 N in northeast section of city

IF Expenditure Amount:	171,939
Rebate Paid To:	VMI Northport Commons LLC
Rebated To Debt:	Cedar Development Rebate
Rebated To Project:	Cedar Development Dev
Projected Final FY of Rebate:	Agreement
	2019

▲ Annual Urban Renewal Report, Fiscal Year 2012 - 2013

**IF Taxing District Data Collection**

ocal Government Name: MUSCATINE (70G653)  
rban Renewal Area: MUSCATINE CITY NORTHEAST CEDAR DEVELOPMENT URBAN RENEWAL  
'0013)  
IF Taxing District Name: MUSCATINE CITY/MUSCATINE SCH/MUSCATINE FIRE/NE UR CEDAR TIF  
\CREM  
IF Taxing District Inc. Number: 70146  
IF Taxing District Base Year: 2007  
Y TIF Revenue First Received: 2010  
bject to a Statutory end date?  
iscal year this TIF Taxing District  
atutorily ends: 2029

	UR Designation
Slum	No
Blighted	No
Economic Development	11/2003

**IF Taxing District Value by Class - 1/1/2011 for FY 2013**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
ssessed	0	0	13,128,900	0	0	0	13,128,900	0	13,128,900
axable	0	0	13,128,900	0	0	0	13,128,900	0	13,128,900
omestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
iscal Year 2013	3,413,340	9,715,560	5,100,094	4,615,466	163,362

Y 2013 TIF Revenue Received: 180,516

**Urban Renewal Area Data Collection**

Local Government Name: MUSCATINE (70G653)  
 Urban Renewal Area: MUSCATINE CITY HEINZ INDUSTRIAL URBAN RENEWAL  
 R Area Number: 70014

R Area Creation Date: 01/2010

To foster industrial development  
 and job retention in this area in  
 accordance with local community  
 objectives.

R Area Purpose:

**Tax Districts within this Urban Renewal Area**

MUSCATINE CITY/MUSC SCH/MUSC FIRE/HEINZ IND UR TIF INCREM

Base No.	Increment No.	Increment Value Used
70169	70170	448,360

**Urban Renewal Area Value by Class - 1/1/2011 for FY 2013**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	11,932,400	0	0	11,932,400	0	11,932,400
Taxable	0	0	0	11,932,400	0	0	11,932,400	0	11,932,400
Homestead Credits									

**IF Sp. Rev. Fund Cash Balance as of 07-01-2012:** 2,318 **Amount of 07-01-2012 Cash Balance Restricted for LMI**

IF Revenue: 15,870  
 IF Sp. Revenue Fund Interest: 2  
 Asset Sales & Loan Repayments: 0  
 Total Revenue: 15,872

Rebate Expenditures: 14,316  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
 Total Expenditures: 14,316

**IF Sp. Rev. Fund Cash Balance as of 06-30-2013:** 3,874 **Amount of 06-30-2013 Cash Balance Restricted for LMI**

## Projects For MUSCATINE CITY HEINZ INDUSTRIAL URBAN RENEWAL

### H.J. Heinz Development Agreement

Description:	Payments to H.J. Heinz
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For MUSCATINE CITY HEINZ INDUSTRIAL URBAN RENEWAL

### I.J. Heinz Rebate

ebt/Obligation Type:	Rebates
Principal:	413,135
Interest:	0
otal:	413,135
nnual Appropriation?:	No
ate Incurred:	06/17/2010
Y of Last Payment:	2026

## Rebates For MUSCATINE CITY HEINZ INDUSTRIAL URBAN RENEWAL

### Heinz Plant 1357 Isett Avenue

IF Expenditure Amount:	14,316
Rebate Paid To:	H.J. Heinz Company LP
Applied To Debt:	H.J. Heinz Rebate
Applied To Project:	H.J. Heinz Development Agreement
Projected Final FY of Rebate:	2026

## Jobs For MUSCATINE CITY HEINZ INDUSTRIAL URBAN RENEWAL

Project:	H.J. Heinz Development
Company Name:	H.J. Heinz Company LP
State Agreement Began:	06/17/2010
State Agreement Ends:	06/01/2026
Number of Jobs Created or Retained:	90
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	23,900,000
Total Estimated Cost of Public Infrastructure:	0

**♦ Annual Urban Renewal Report, Fiscal Year 2012 - 2013**

**IF Taxing District Data Collection**

ocal Government Name: MUSCATINE (70G653)  
rban Renewal Area: MUSCATINE CITY HEINZ INDUSTRIAL URBAN RENEWAL (70014)  
IF Taxing District Name: MUSCATINE CITY/MUSC SCH/MUSC FIRE/HEINZ IND UR TIF INCREM  
IF Taxing District Inc. Number: 70170  
IF Taxing District Base Year: 2009  
Y TIF Revenue First Received: 2012  
ubject to a Statutory end date? Yes  
iscal year this TIF Taxing District  
utorily ends: 2031

	UR Designation
Slum	No
Blighted	No
Economic Development	01/2010

**IF Taxing District Value by Class - 1/1/2011 for FY 2013**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
ssessed	0	0	0	11,932,400	0	0	11,932,400	0	11,932,400
axable	0	0	0	11,932,400	0	0	11,932,400	0	11,932,400
omestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
iscal Year 2013	11,123,480	808,920	448,360	360,560	12,762

Y 2013 TIF Revenue Received: 15,870

**Urban Renewal Area Data Collection**

Local Government Name: MUSCATINE (70G653)  
 Urban Renewal Area: 2012 ADDITION FRIDLEY THEATERS  
 R Area Number: 70016

R Area Creation Date: 04/2012

To provide economic development assistance to develop this area including new public infrastructure to support commercial development. The Fridley Theaters Inc. Project will add diversity and generate new opportunities and benefits by creating new jobs.

R Area Purpose:

**Tax Districts within this Urban Renewal Area**

Base No.	Increment No.	Increment Value Used
----------	---------------	----------------------

**Urban Renewal Area Value by Class - 1/1/2011 for FY 2013**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Assessable	0	0	0	0	0	0	0	0	0
Homestead Credits									

**IF Sp. Rev. Fund Cash Balance**

as of 07-01-2012:

0

**Amount of 07-01-2012 Cash Balance  
Restricted for LMI**

IF Revenue:

0

IF Sp. Revenue Fund Interest:

0

Asset Sales & Loan Repayments:

0

**Total Revenue:**

0

Rebate Expenditures:

0

Non-Rebate Expenditures:

0

Returned to County Treasurer:

0

**Total Expenditures:**

0

**IF Sp. Rev. Fund Cash Balance**

as of 06-30-2013:

0

**Amount of 06-30-2013 Cash Balance  
Restricted for LMI**

## 'rojects For 2012 ADDITION FRIDLEY THEATERS

### ridley Theaters Dev Agreement

escription:	Payments to R.L. Fridley Theaters Inc.
lassification:	Commercial - retail
physically Complete:	Yes
ayments Complete:	No

## Debts/Obligations For 2012 ADDITION FRIDLEY THEATERS

### LL. Fridley Theaters Inc. Rebate

ebt/Obligation Type:	Rebates
Principal:	1,500,000
Interest:	0
otal:	1,500,000
nnual Appropriation?:	No
ate Incurred:	06/21/2012
Y of Last Payment:	2030

## Rebates For 2012 ADDITION FRIDLEY THEATERS

### 611 Palms Driver

IF Expenditure Amount:	0
ebate Paid To:	R.L. Fridley Theaters Inc.
ied To Debt:	R.L. Fridley Theaters Inc. Rebate
ied To Project:	Fridley Theaters Dev Agreement
rojected Final FY of Rebate:	2030

As provided for in the development agreement, Fridley Theaters has requested the 15 year rebate period not begin until FY 2015/16.

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2013