



City Hall, 215 Sycamore St.  
Muscatine, IA 52761-3899  
(563) 264-1550  
Fax (563) 264-0750

---

**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

## Authority Summary

Local Government Name: MUSCATINE  
Local Government Number: 70G653

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
MUSCATINE CITY DOWNTOWN URBAN RENEWAL	70001	1
MUSCATINE CITY SECO URBAN RENEWAL	70002	1
MUSCATINE CITY NORTHEAST URBAN RENEWAL	70005	2
MUSCATINE CITY SOUTHEAST URBAN RENEWAL	70006	11
MUSCATINE MALL URBAN RENEWAL	70012	1
MUSCATINE CITY NORTHEAST CEDAR DEVELOPMENT URBAN RENEWAL	70013	1
MUSCATINE 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			Amount of 07-01-2012 Cash Balance
as of 07-01-2012:	1,171,982	0	Restricted for LMI

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

Rebate Expenditures:	363,543
Non-Rebate Expenditures:	556,187
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>919,730</b>

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

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

♣ Annual Urban Renewal Report, Fiscal Year 2012 - 2013

**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

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
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
Exemptable	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** **Amount of 07-01-2012 Cash Balance**  
**as of 07-01-2012:** **77,139** **0** **Restricted for LMI**

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** **Amount of 06-30-2013 Cash Balance**  
**as of 06-30-2013:** **75,973** **0** **Restricted for LMI**



## Projects For MUSCATINE CITY DOWNTOWN URBAN RENEWAL

### rd & Chestnut Pkg Lot Reconstruction

escription: Reconstruct parking lot  
 lassification: Roads, Bridges & Utilities  
 hysically Complete: Yes  
 ayments Complete: No

### Downtown Parking Lot Resurfacing Projects

escription: Resurfacing of Lot 2 and Lot 4  
 lassification: Roads, Bridges & Utilities  
 hysically Complete: Yes  
 ayments Complete: No

### Downtown Street and Alley Resurfacing

escription: Resurfacing Downtown Streets and Alleys  
 lassification: Roads, Bridges & Utilities  
 hysically Complete: Yes  
 ayments Complete: No

### Peal City Station Flood Repairs

escription: Local Share Repairs to Peal City Station  
 lassification: Municipal and other publicly-owned or leased buildings  
 hysically Complete: Yes  
 ayments Complete: No

### Riverfront Erosion Control Project

escription: Local Share of Riverfront Erosion Control  
 lassification: Recreational facilities (lake development, parks, ball fields, trails)  
 hysically Complete: Yes  
 ayments Complete: No

### City Hall Boiler Replacement

escription: Replace Boiler in City Hall  
 lassification: Municipal and other publicly-owned or leased buildings  
 hysically Complete: Yes  
 ayments Complete: No

### City Hall Boiler (Additional Costs)

escription: Replace Boiler in City Hall (Add'l Costs)  
 lassification: Municipal and other publicly-owned or leased buildings  
 hysically Complete: Yes

ayments Complete: No

## Debts/Obligations For MUSCATINE CITY DOWNTOWN URBAN RENEWAL

### -1-2010 General Obligation Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,455,000
Interest:	196,175
Total:	1,651,175
Annual Appropriation?:	No
Date Incurred:	06/01/2010
Year of Last Payment:	2020

### Internal Loan City Hall Boiler

Debt/Obligation Type:	Internal Loans
Principal:	45,000
Interest:	0
Total:	45,000
Annual Appropriation?:	No
Date Incurred:	11/15/2012
Year of Last Payment:	2014

## Non-Rebates For MUSCATINE CITY DOWNTOWN URBAN RENEWAL

IF Expenditure Amount: 209,625  
 6-1-2010 General Obligation  
 Bonds  
 3rd & Chestnut Pkg Lot  
 Reconstruction

IF Expenditure Amount: 0  
 6-1-2010 General Obligation  
 Bonds  
 Downtown Parking Lot  
 Resurfacing Projects

IF Expenditure Amount: 0  
 6-1-2010 General Obligation  
 Bonds  
 Downtown Street and Alley  
 Resurfacing

IF Expenditure Amount: 0  
 6-1-2010 General Obligation  
 Bonds  
 Pearl City Station Flood Repairs

IF Expenditure Amount: 0  
 6-1-2010 General Obligation  
 Bonds  
 Riverfront Erosion Control Project

IF Expenditure Amount: 0  
 6-1-2010 General Obligation  
 Bonds  
 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



♣ Annual Urban Renewal Report, Fiscal Year 2012 - 2013

**TIF 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		
		<b>UR Designation</b>	
		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

Y 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

R Area Purpose: To foster the redevelopment of this blighted, deteriorated, and deteriorating area.

**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
Taxable	0	0	3,428,250	0	0	0	3,428,250	0	3,428,250
Homestead Credits									

**IF Sp. Rev. Fund Cash Balance** **Amount of 07-01-2012 Cash Balance**  
**as of 07-01-2012:** **0** **0** **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** **Amount of 06-30-2013 Cash Balance**  
**as of 06-30-2013:** **0** **0** **Restricted for LMI**

◆ Annual Urban Renewal Report, Fiscal Year 2012 - 2013

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

◆ Annual Urban Renewal Report, Fiscal Year 2012 - 2013

**TIF Taxing District Data Collection**

Local Government Name:	MUSCATINE (70G653)		
Urban 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		
IF Taxing District Base Year:	1973		
FY TIF Revenue First Received:	1981		
Subject to a Statutory end date?	No		
		<b>UR Designation</b>	
		Slum	No
		Blighted	12/1971
		Economic Development	No

**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	3,428,250	0	0	0	3,428,250	0	3,428,250
Taxable	0	0	3,428,250	0	0	0	3,428,250	0	3,428,250
Homestead Credits									

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

FY 2013 TIF Revenue Received: 0

# ▲ Annual Urban Renewal Report, Fiscal Year 2012 - 2013

## 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

R Area Purpose: To foster industrial development in original area and other economic development in expanded area.

## 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
Exemptable	0	0	0	0	0	0	0	0	0
Homestead Credits									

IF Sp. Rev. Fund Cash Balance  
 as of 07-01-2012: 0 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 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

### Millas at MCC LLC Rebate

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

### City 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
Year of Last Payment:	2015

## Rebates For MUSCATINE CITY NORTHEAST URBAN RENEWAL

### ICC Owned Property off Colorado Street

IF Expenditure Amount:	0
Rebate Paid To:	The Villas at MCC LLC
Rebate Applied To Debt:	Villas at MCC LLC Rebate
	Villas at MCC LLC Dev
Rebate Applied To Project:	Agreement
Projected 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

# ▲ Annual Urban Renewal Report, Fiscal Year 2012 - 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 URBAN RENEWAL TIF  
 JCREM  
 IF Taxing District Inc. Number: 70102  
 IF Taxing District Base Year: 1995  
 Year TIF Revenue First Received: 1998  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District Statutorily ends: 2033

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2010

## 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	0	0	0	0	0	0
Exemptable	0	0	0	0	0	0	0	0	0
Homestead Credits									

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

Year 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 URBAN RENEWAL TIF  
 JCREM  
 IF Taxing District Inc. Number: 70110  
 IF Taxing District Base Year: 1995  
 Year TIF Revenue First Received: 1998  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District Statutorily ends: 2033

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2010

## 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	0	0	0	0	0	0
Exemptable	0	0	0	0	0	0	0	0	0
Homestead Credits									

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

Year 2013 TIF Revenue Received: 0



♣ Annual Urban Renewal Report, Fiscal Year 2012 - 2013

**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
MUSCATINE CITY/MUSCATINE SCH/MUSC FIRE/REV SOUTH END UR TIF INCREM	70078	70094	4,183,388
MUSCATINE CITY AG/MUSCATINE SCH/MUSCATINE FD/REV SOUTH END TIF INCREM	70079	70109	221,360
MUSCATINE CITY/MUSCATINE SCH/MUSC FIRE/UR SE UR ROBISON TIF INCREM	70132	70133	726,348
MUSCATINE CITY/LOUISA-MUSCATINE SCH/MUSC FIRE/REV SE UR 03 TIF INCREM	70134	70135	1,457,023
MUSCATINE CITY AG/LOUISA-MUSCATINE SCH/MUSCATINE FIRE/SE UR 03 TIF INCREM	70136	70137	127,666
MUSCATINE CITY AG/MUSCATINE SCH/MUSCATINE FIRE/REV SE 03 UR TIF INCREM	70138	70139	162,307
MUSCATINE CITY/MUSCATINE SCH/MUSC FIRE/REV SE UR 03 TIF INCREM	70140	70141	109,176
MUSCATINE CITY/MUSCATINE SCH/MUSC FIRE/UR SE MUSCO TIF INCREM	70147	70148	4,284,010
MUSCATINE CITY/MUSC SCH/MUSC FIRE/REV SE 03 UR CUR TIF INCREM	70163	70164	406,800
MUSCATINE CITY/MUSC SCH/MUSC FIRE/REV SE 03 UR NEW TIF INCREM	70165	70166	226,330
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
Exemptable	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** **Amount of 07-01-2012 Cash Balance**  
**as of 07-01-2012:** **1,075,576** **0** **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** **Amount of 06-30-2013 Cash Balance**  
**as of 06-30-2013:** **983,960** **0** **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 Convenience 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

## **Multi-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

Physically Complete: Yes

Payments Complete: No

## Debts/Obligations For MUSCATINE CITY SOUTHBEND URBAN RENEWAL

### TIF Revenue Bonds 6-24-04

Debt/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
Year of Last Payment:	2021

### Robison Logistics Rebate

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

### Musco Sport Lighting Rebate

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

### Murray's Transportation Rebate

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

### Melcomb Properties Rebate

Debt/Obligation Type:	Rebates
Principal:	83,069
Interest:	0
Total:	83,069
Annual Appropriation?:	No
Date Incurred:	07/16/2009
Year 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
Year 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
Year 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
Year 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
Year 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
Year 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  
Year of Last Payment: 2014

### **Chamber Economic Development Grant**

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

### **Economic Development Grant - Bi-State**

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

### **Art Center Boiler Project**

Debt/Obligation Type: Internal Loans  
Principal: 65,000  
Interest: 0  
Total: 65,000  
Annual Appropriation?: No  
Date Incurred: 11/15/2012  
Year 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 LLC
Rebate To Debt:	Robison Logistics Rebate
Rebate To Project:	Robison Logistics Dev. Agreement
Projected Final FY of Rebate:	2014

### 107 Stewart Road

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

### 200 Highway 61 South

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

### 606 Grandview Avenue

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

### 701 Highway 61 South

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

♣ 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/REV SOUTH END URBAN RENEWAL TIF
IF Taxing District Inc. Number:	70094
IF Taxing District Base Year:	1993
IF Taxing District Revenue First Received:	1996
IF Taxing District Subject to a Statutory end date?	No

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
Homestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
iscal 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 SOUTHEAST URBAN RENEWAL (70006)
IF Taxing District Name:	MUSCATINE CITY AG/MUSCATINE SCH/MUSCATINE FD/REV SOUTH END TIF
IF Taxing District Inc. Number:	70109
IF Taxing District Base Year:	1993
Y TIF Revenue First Received:	1996
Subject to a Statutory end date?	No

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

[illegible]

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
iscal 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  
 JCREM  
 IF Taxing District Inc. Number: 70133  
 IF Taxing District Base Year: 1995  
 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	0	742,260	0	0	742,260	0	742,260
Assessable	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  
 JCREM  
 IF Taxing District Inc. Number: 70135  
 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	19,662,350	6,396,650	7,052,120	0	-46,300	33,064,820	0	33,064,820
Assessable	0	9,978,998	6,396,650	7,052,120	0	-46,300	23,381,468	0	23,381,468
Homestead Credits									12

	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

♣ 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 AG/LOUISA-MUSCATINE SCH/MUSCATINE FIRE/SE UR 03
IF INCREM	
IF Taxing District Inc. Number:	70137
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	221,870	0	0	0	0	0	221,870	0	221,870
Assessable	127,666	0	0	0	0	0	127,666	0	127,666
Homestead Credits									

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

Y 2013 TIF Revenue Received: 3,014

**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 FIRE/REV SE 03 UR TIF
IF INCREM	
IF Taxing District Inc. Number:	70139
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	829,610	0	0	0	0	0	829,610	0	829,610
Assessable	477,367	0	0	0	0	0	477,367	0	477,367
Homestead Credits									

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

Y 2013 TIF Revenue Received: 3,832



♣ 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/REV SE UR 03 TIF INCREM
IF Taxing District Inc. Number:	70141
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	6,438,420	2,047,590	6,938,750	0	-18,520	15,406,240	0	15,406,240
Taxable	0	3,267,614	2,047,590	6,938,750	0	-18,520	12,235,434	0	12,235,434
Homestead Credits									

	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
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	0	7,169,100	0	0	7,169,100	0	7,169,100
Taxable	0	0	0	7,169,100	0	0	7,169,100	0	7,169,100
Homestead Credits									

	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 SOUTHEAST 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  
 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	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 SOUTHEAST 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  
 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	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

♣ Annual Urban Renewal Report, Fiscal Year 2012 - 2013

**IF Taxing District Data Collection**

Local Government Name: MUSCATINE (70G653)  
 Urban Renewal Area: MUSCATINE CITY SOUTHEAST 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  
 IF Taxing District Base Year: 2010  
 Y TIF Revenue First Received: 2013  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	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
Assessed	0	0	574,480	0	0	0	574,480	0	574,480
Exemptable	0	0	574,480	0	0	0	574,480	0	574,480
Homestead Credits									

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

FY 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

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

### Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
MUSCATINE CITY/MUSCATINE SCH/MUSC FIRE MUSC MALL UR TIF INCREM	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	0	9,959,700	0	0	0	9,959,700	0	9,959,700
Exemptable	0	0	9,959,700	0	0	0	9,959,700	0	9,959,700
Homestead Credits									

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

IF Revenue:	14,878
IF Sp. Revenue Fund Interest:	5
Asset Sales & Loan Repayments:	0
<b>total Revenue:</b>	<b>14,883</b>

Rebate Expenditures:	13,152
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>total Expenditures:</b>	<b>13,152</b>

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

## 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
Year 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
Rebate Paid Final FY of Rebate:	2029

◆ Annual Urban Renewal Report, Fiscal Year 2012 - 2013

**TIF Taxing District Data Collection**

Local Government Name: MUSCATINE (70G653)  
 Urban Renewal Area: MUSCATINE MALL URBAN RENEWAL (70012)  
 TIF Taxing District Name: MUSCATINE CITY/MUSCATINE SCH/MUSC FIRE MUSC MALL UR TIF INCREM  
 TIF Taxing District Inc. Number: 70156  
 TIF Taxing District Base Year: 2007  
 FY TIF Revenue First Received: 2010  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District  
 Statutorily ends: 2029

	UR Designation
Slum	No
Blighted	No
Economic Development	12/2006

**TIF 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	9,959,700	0	0	0	9,959,700	0	9,959,700
Exemptable	0	0	9,959,700	0	0	0	9,959,700	0	9,959,700
Homestead Credits									

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

FY 2013 TIF Revenue Received: 14,878



### Urban Renewal Area Data Collection

Local Government Name: MUSCATINE (70G653)  
 Urban Renewal Area: MUSCATINE CITY NORTHEAST CEDAR DEVELOPMENT URBAN RENEWAL  
 R Area Number: 70013

R Area Creation Date: 11/2003

R 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
Exemptable	0	0	13,128,900	0	0	0	13,128,900	0	13,128,900
Homestead Credits									

**IF Sp. Rev. Fund Cash Balance**  
 as of 07-01-2012: 13,544 0 **Amount of 07-01-2012 Cash Balance Restricted for LMI**

IF Revenue: 180,516  
 IF Sp. Revenue Fund Interest: 28  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 180,544**

Rebate Expenditures: 171,939  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures: 171,939**

**IF Sp. Rev. Fund Cash Balance**  
 as of 06-30-2013: 22,149 0 **Amount of 06-30-2013 Cash Balance Restricted for LMI**

## 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
Applied To Debt:	Cedar Development Rebate
	Cedar Development Dev
Applied To Project:	Agreement
Projected Final FY of Rebate:	2019

# IF Taxing District Data Collection

Local Government Name: MUSCATINE (70G653)  
 Urban Renewal Area: MUSCATINE CITY NORTHEAST CEDAR DEVELOPMENT URBAN RENEWAL (20013)  
 IF Taxing District Name: MUSCATINE CITY/MUSCATINE SCH/MUSCATINE FIRE/NE UR CEDAR TIF DISTRICT  
 IF Taxing District Inc. Number: 70146  
 IF Taxing District Base Year: 2007  
 Year TIF Revenue First Received: 2010  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District Statutorily 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
Assessed	0	0	13,128,900	0	0	0	13,128,900	0	13,128,900
Exemptable	0	0	13,128,900	0	0	0	13,128,900	0	13,128,900
Homestead Credits									

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

Year 2013 TIF Revenue Received: 180,516

♣ Annual Urban Renewal Report, Fiscal Year 2012 - 2013

**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

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

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
MUSCATINE CITY/MUSC SCH/MUSC FIRE/HEINZ IND UR TIF INCREM	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
Exemptable	0	0	0	11,932,400	0	0	11,932,400	0	11,932,400
Homestead Credits									

<b>IF Sp. Rev. Fund Cash Balance</b>			<b>Amount of 07-01-2012 Cash Balance</b>
<b>as of 07-01-2012:</b>	<b>2,318</b>	<b>0</b>	<b>Restricted for LMI</b>

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

Rebate Expenditures:	14,316
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>14,316</b>

<b>IF Sp. Rev. Fund Cash Balance</b>			<b>Amount of 06-30-2013 Cash Balance</b>
<b>as of 06-30-2013:</b>	<b>3,874</b>	<b>0</b>	<b>Restricted for LMI</b>

## 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

### L.J. Heinz Rebate

Debt/Obligation Type:	Rebates
Principal:	413,135
Interest:	0
Total:	413,135
Annual Appropriation?:	No
Date Incurred:	06/17/2010
Year 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
Rebate To Debt:	H.J. Heinz Rebate
	H.J. Heinz Development
Rebate To Project:	Agreement
Projected Final FY of Rebate:	2026

## Jobs For MUSCATINE CITY HEINZ INDUSTRIAL URBAN RENEWAL

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

♣ Annual Urban Renewal Report, Fiscal Year 2012 - 2013

**IF Taxing District Data Collection**

Local Government Name: MUSCATINE (70G653)  
 Urban 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  
 FY TIF Revenue First Received: 2012  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District  
 automatically 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
Assessed	0	0	0	11,932,400	0	0	11,932,400	0	11,932,400
Exemptable	0	0	0	11,932,400	0	0	11,932,400	0	11,932,400
Homestead Credits									

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

FY 2013 TIF Revenue Received: 15,870

◆ Annual Urban Renewal Report, Fiscal Year 2012 - 2013

**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

R Area Purpose: 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.

Neighborhoods 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
Exemptable	0	0	0	0	0	0	0	0	0
Homestead Credits									

**IF Sp. Rev. Fund Cash Balance as of 07-01-2012:** 0 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 0 **Amount of 06-30-2013 Cash Balance Restricted for LMI**

## Projects For 2012 ADDITION FRIDLEY THEATERS

### Fridley Theaters Dev Agreement

Description:	Payments to R.L. Fridley Theaters Inc.
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For 2012 ADDITION FRIDLEY THEATERS

### J.L. Fridley Theaters Inc. Rebate

Debt/Obligation Type:	Rebates
Principal:	1,500,000
Interest:	0
Total:	1,500,000
Annual Appropriation?:	No
Date Incurred:	06/21/2012
Year of Last Payment:	2030

## Rebates For 2012 ADDITION FRIDLEY THEATERS

### 611 Palms Driver

IF Expenditure Amount:	0
Rebate Paid To:	R.L. Fridley Theaters Inc.
Rebate Applied To Debt:	R.L. Fridley Theaters Inc. Rebate
Rebate Applied To Project:	Fridley Theaters Dev Agreement
Projected 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