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**FINANCE & RECORDS****MEMO**

To: Gregg Mandsager, City Administrator  
From: Nancy A. Lueck, Finance Director  
Date: November 26, 2014  
Re: Request to Approve Annual Urban Renewal Report for FY 2013/2014

**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 attached report is the updated information for fiscal year 2013/2014.

**Report Summary:**

The City of Muscatine had eight active urban renewal (UR) areas in 2013/2014 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 including amendments, 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 2013/2014 the City paid a total of \$388,821 in TIF rebates to eight businesses. Debt payments on TIF Revenue and general obligation bonds totaled \$372,545, payments on internal advances for administrative costs, the GMCCI economic development grant, the Mercer-Muscatine Loan fund, the City Hall boiler, the Museum boiler, and the Pierce property acquisition, totaled \$297,766. TIF revenues for the year totaled \$874,511. The ending fund balances for each of the UR tax increment funds totaled \$908,311 and the computed TIF debt outstanding as of June 30, 2014 totaled to \$20,949,804. This computed debt included the balances remaining on TIF Rebate agreements and principal and interest on TIF-related debt. Per the instructions for this report, the TIF debt outstanding includes the full amount of the TIF rebates subject to annual appropriation.

**Recommendation:**

Please include this report on the agenda for the December, 4, 2014 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 2013 - 2014**

**Levy 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	3
MUSCATINE CITY SOUTHEND 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
2012 ADDITION FRIDLEY THEATERS	70016	0

**TIF Debt Outstanding: 22,917,247**

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:</b>	<b>1,091,092</b>	<b>0</b>	<b>Amount of 07-01-2013 Cash Balance Restricted for LMI</b>
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TIF Revenue:	874,511		
TIF Sp. Revenue Fund Interest:	1,840		
Asset Sales & Loan Repayments:	0		
<b>Total Revenue:</b>	<b>876,351</b>		

Rebate Expenditures:	388,821		
Non-Rebate Expenditures:	670,311		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>1,059,132</b>		

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:</b>	<b>908,311</b>	<b>0</b>	<b>Amount of 06-30-2014 Cash Balance Restricted for LMI</b>
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**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance: 20,949,804**

♣ Annual Urban Renewal Report, Fiscal Year 2013 - 2014

**Urban Renewal Area Data Collection**

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

UR Area Creation Date: 07/1994

UR 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	2,627,295

**Urban Renewal Area Value by Class - 1/1/2012 for FY 2014**

	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									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:** 75,973      0      **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue:	199,910
TIF Sp. Revenue Fund Interest:	210
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>200,120</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	246,639
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>246,639</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:** 29,454      0      **Amount of 06-30-2014 Cash Balance Restricted for LMI**

## 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

### Pearl 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  
Recreational facilities (lake development, parks, ball fields,  
Classification: 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: Yes

### 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

Payments Complete:

Yes

## Debts/Obligations For MUSCATINE CITY DOWNTOWN URBAN RENEWAL

### 6-1-2010 General Obligation Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,285,000
Interest:	156,550
Total:	1,441,550
Annual Appropriation?:	No
Date Incurred:	06/01/2010
FY of Last Payment:	2020

### Internal Loan City Hall Boiler

Debt/Obligation Type:	Internal Loans
Principal:	40,414
Interest:	0
Total:	40,414
Annual Appropriation?:	No
Date Incurred:	11/15/2012
FY of Last Payment:	2014

## Non-Rebates For MUSCATINE CITY DOWNTOWN URBAN RENEWAL

TIF Expenditure Amount: 206,225  
Tied To Debt: 6-1-2010 General Obligation  
Bonds  
Tied To Project: 3rd & Chestnut Pkg Lot  
Reconstruction

TIF Expenditure Amount: 0  
Tied To Debt: 6-1-2010 General Obligation  
Bonds  
Tied To Project: Downtown Parking Lot  
Resurfacing Projects

TIF Expenditure Amount: 0  
Tied To Debt: 6-1-2010 General Obligation  
Bonds  
Tied To Project: Downtown Street and Alley  
Resurfacing

TIF Expenditure Amount: 0  
Tied To Debt: 6-1-2010 General Obligation  
Bonds  
Tied To Project: Pearl City Station Flood Repairs

TIF Expenditure Amount: 0  
Tied To Debt: 6-1-2010 General Obligation  
Bonds  
Tied To Project: Riverfront Erosion Control Project

TIF Expenditure Amount: 40,414  
Tied To Debt: 6-1-2010 General Obligation  
Bonds  
Tied To Project: City Hall Boiler Replacement

A prorated portion of the projects/debt in the Downtown TIF is funded from the SECO UR area. The FY 14 SECO amt was \$111,386. Six of the projects listed were funded from June 2010 bond issue. City Hall boiler analysis was in 11-15-12 UR Plan Amendment.

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2014

**TIF Taxing District Data Collection**

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

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1994

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	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									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	1,472,270	6,341,550	2,627,295	3,714,255	125,148

FY 2014 TIF Revenue Received: 199,910

◆ Annual Urban Renewal Report, Fiscal Year 2013 - 2014

**Urban Renewal Area Data Collection**

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

UR Area Creation Date: 12/1971

UR 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	3,305,830

**Urban Renewal Area Value by Class - 1/1/2012 for FY 2014**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	3,576,540	0	0	0	3,576,540	0	3,576,540
Taxable	0	0	3,576,540	0	0	0	3,576,540	0	3,576,540
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:** 0      0      **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>0</b>

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

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:** 0      0      **Amount of 06-30-2014 Cash Balance Restricted for LMI**

◆ Annual Urban Renewal Report, Fiscal Year 2013 - 2014

The projects and debt in the Downtown Urban Renewal area include those funded from the SECO UR area. FY14 SECO non-rebate expenditures for G.O. bond requirements and the Internal Loan for the City Hall Boiler are all reflected in the Downtown UR debt.

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2014

**TIF Taxing District Data Collection**

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

UR Designation	
Slum	No
Blighted	12/1971
Economic Development	No

TIF Taxing District Base Year: 1973  
 FY TIF Revenue First Received: 1981  
 Subject to a Statutory end date? No

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	3,576,540	0	0	0	3,576,540	0	3,576,540
Taxable	0	0	3,576,540	0	0	0	3,576,540	0	3,576,540
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	270,710	3,305,830	3,305,830	0	0

FY 2014 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2013 - 2014

**Urban Renewal Area Data Collection**

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

UR Area Creation Date: 10/1996

UR 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
MUSCATINE CITY/MUSC SCH/MUSC FIRE/NORTHEAST 10 UR TIF INCREM	70183	70184	1,706,440

**Urban Renewal Area Value by Class - 1/1/2012 for FY 2014**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	2,925,290	0	0	0	2,925,290	0	2,925,290
Taxable	0	0	2,925,290	0	0	0	2,925,290	0	2,925,290
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:** 0      0      **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue:	56,638
TIF Sp. Revenue Fund Interest:	15
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>56,653</b>

Rebate Expenditures:	22,426
Non-Rebate Expenditures:	34,227
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>56,653</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:** 0      0      **Amount of 06-30-2014 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

### Weed Park Maint Bldg

Description:	Consruct New Park Maint Building
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For MUSCATINE CITY NORTHEAST URBAN RENEWAL

### Villas at MCC LLC Rebate

Debt/Obligation Type:	Rebates
Principal:	425,000
Interest:	0
Total:	425,000
Annual Appropriation?:	No
Date Incurred:	01/20/2011
FY 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
FY of Last Payment:	2015

### City Loan Advance Park Maint Bldg Design

Debt/Obligation Type:	Internal Loans
Principal:	19,900
Interest:	0
Total:	19,900
Annual Appropriation?:	No
Date Incurred:	11/07/2013
FY of Last Payment:	2015

### City Loan Advance Park Maint Bldg Construction

Debt/Obligation Type:	Internal Loans
Principal:	405,000
Interest:	0
Total:	405,000
Annual Appropriation?:	No
Date Incurred:	02/20/2014
FY of Last Payment:	2018

## Non-Rebates For MUSCATINE CITY NORTHEAST URBAN RENEWAL

TIF Expenditure Amount:	34,227
Tied To Debt:	City Loan Advance for Pierce Property Acquisition
Tied To Project:	Colorado Street Property Acquisition

## Rebates For MUSCATINE CITY NORTHEAST URBAN RENEWAL

### MCC Owned Property off Colorado Street

TIF Expenditure Amount:	22,426
Rebate Paid To:	The Villas at MCC LLC
Tied To Debt:	Villas at MCC LLC Rebate
Tied To Project:	Villas at MCC LLC Dev Agreement
Projected Final FY of Rebate:	2023

The 1st rebate obligation was paid in FY 14 as well as the first payment on the Internal Loan for the Colorado Street property acquisition. The Weed Park Maintenance Building was added to the UR Plan in May 2011.

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2014

**TIF Taxing District Data Collection**

Local Government Name: MUSCATINE (70G653)  
 Urban Renewal Area: MUSCATINE CITY NORTHEAST URBAN RENEWAL (70005)  
 TIF Taxing District Name: MUSCATINE CITY/MUSCATINE SCH/MUSCATINE FIRE/NORTHEAST UR TIF INCREM  
 TIF Taxing District Inc. Number: 70102  
 TIF Taxing District Base Year: 1995  
 FY 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

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	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									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	7,280	0	0	0	0

FY 2014 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: MUSCATINE (70G653)  
 Urban Renewal Area: MUSCATINE CITY NORTHEAST URBAN RENEWAL (70005)  
 TIF Taxing District Name: MUSCATINE CITY AG/MUSCATINE SCH/MUSCATINE FD/NORTHEAST UR TIF INCREM  
 TIF Taxing District Inc. Number: 70110  
 TIF Taxing District Base Year: 1995  
 FY 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

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	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									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	17,170	0	0	0	0

FY 2014 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: MUSCATINE (70G653)  
 Urban Renewal Area: MUSCATINE CITY NORTHEAST URBAN RENEWAL (70005)  
 TIF Taxing District Name: MUSCATINE CITY/MUSC SCH/MUSC FIRE/NORTHEAST 10 UR TIF INCREM  
 TIF Taxing District Inc. Number: 70184  
 TIF Taxing District Base Year: 2010  
 FY TIF Revenue First Received: 2014  
 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

**TIF Taxing District Value by Class - 1/1/2012 for FY 2014**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	2,925,290	0	0	0	2,925,290	0	2,925,290
Taxable	0	0	2,925,290	0	0	0	2,925,290	0	2,925,290
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	1,218,850	1,706,440	1,706,440	0	0

FY 2014 TIF Revenue Received: 56,638

♣ Annual Urban Renewal Report, Fiscal Year 2013 - 2014

**Urban Renewal Area Data Collection**

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

UR Area Creation Date: 07/1994

UR 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	4,295,251
MUSCATINE CITY AG/MUSCATINE SCH/MUSCATINE FD/REV SOUTH END TIF INCREM	70079	70109	237,464
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	1,539,465
MUSCATINE CITY AG/LOUISA-MUSCATINE SCH/MUSCATINE FIRE/SE UR 03 TIF INCREM	70136	70137	164,530
MUSCATINE CITY AG/MUSCATINE SCH/MUSCATINE FIRE/REV SE 03 UR TIF INCREM	70138	70139	176,699
MUSCATINE CITY/MUSCATINE SCH/MUSC FIRE/REV SE UR 03 TIF INCREM	70140	70141	74,175
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 - 1/1/2012 for FY 2014**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,517,350	31,525,680	24,247,410	30,893,380	0	-83,340	88,100,480	0	88,100,480
Taxable	909,402	16,650,762	24,247,410	30,893,380	0	-83,340	72,617,614	0	72,617,614
Homestead Credits									209

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:** 983,960      0      **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue:	405,769
TIF Sp. Revenue Fund Interest:	1,542
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>407,311</b>

Rebate Expenditures:	156,250
Non-Rebate Expenditures:	389,445
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>545,695</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:** 845,576      0      **Amount of 06-30-2014 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:	Yes

### 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

### A&E Convenience LLC Dev. Agreement

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

## **Wal-View Developments Dev. Agreement**

Description: Payments to Wal-View Developments  
Classification: Commercial - warehouses and distribution facilities  
Physically Complete: Yes  
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

## **Bi-State Revolving Loan Fund**

Description: Contribution to Revolving Loan Fund  
Classification: Industrial/manufacturing property  
Physically Complete: Yes  
Payments Complete: Yes

## **Art Center Boiler Replacement**

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

## Debts/Obligations For MUSCATINE CITY SOUTHEND URBAN RENEWAL

### TIF Revenue Bonds 6-24-04

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	1,035,000
Interest:	273,445
Total:	1,308,445
Annual Appropriation?:	No
Date Incurred:	06/24/2004
FY of Last Payment:	2021

### Robison Logistics Rebate

Debt/Obligation Type:	Rebates
Principal:	24,474
Interest:	0
Total:	24,474
Annual Appropriation?:	No
Date Incurred:	01/02/2003
FY of Last Payment:	2014

### Musco Sport Lighting Rebate

Debt/Obligation Type:	Rebates
Principal:	1,253,747
Interest:	0
Total:	1,253,747
Annual Appropriation?:	No
Date Incurred:	04/03/2003
FY of Last Payment:	2020

### Curry's Transportation Rebate

Debt/Obligation Type:	Rebates
Principal:	274,935
Interest:	0
Total:	274,935
Annual Appropriation?:	No
Date Incurred:	07/16/2009
FY of Last Payment:	2020

### Newcomb Properties Rebate

Debt/Obligation Type:	Rebates
Principal:	74,773
Interest:	0
Total:	74,773
Annual Appropriation?:	No
Date Incurred:	07/16/2009
FY of Last Payment:	2020

## A&E Convenience Rebate

Debt/Obligation Type: Rebates  
Principal: 36,361  
Interest: 0  
Total: 36,361  
Annual Appropriation?: No  
Date Incurred: 01/20/2011  
FY of Last Payment: 2022

## Wal-View Developments Rebate

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

## Administrative Expenses

Debt/Obligation Type: Internal Loans  
Principal: 113,089  
Interest: 0  
Total: 113,089  
Annual Appropriation?: No  
Date Incurred: 11/15/2012  
FY 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  
FY 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  
FY of Last Payment: 2014

## Art Center Boiler Project

Debt/Obligation Type: Internal Loans

Principal: 62,536  
Interest: 0  
Total: 62,536  
Annual Appropriation?: No  
Date Incurred: 11/15/2012  
FY of Last Payment: 2014

### **Administrative Expenses**

Debt/Obligation Type: Internal Loans  
Principal: 116,500  
Interest: 0  
Total: 116,500  
Annual Appropriation?: No  
Date Incurred: 11/07/2013  
FY of Last Payment: 2015

### **Chamber Economic Development Grant**

Debt/Obligation Type: Internal Loans  
Principal: 35,000  
Interest: 0  
Total: 35,000  
Annual Appropriation?: No  
Date Incurred: 11/07/2013  
FY of Last Payment: 2015

## Non-Rebates For MUSCATINE CITY SOUTHEND URBAN RENEWAL

TIF Expenditure Amount: 166,320  
Tied To Debt: TIF Revenue Bonds 6-24-04  
Tied To Project: Airport Terminal Building

TIF Expenditure Amount: 0  
Tied To Debt: TIF Revenue Bonds 6-24-04  
Tied To Project: Southend Water Extension Project

TIF Expenditure Amount: 62,536  
Tied To Debt: Art Center Boiler Project  
Tied To Project: Art Center Boiler Replacement

TIF Expenditure Amount: 12,500  
Tied To Debt: Economic Development Grant -  
Bi-State  
Tied To Project: Chamber Economic Development  
Grant

TIF Expenditure Amount: 113,089  
Tied To Debt: Administrative Expenses  
Tied To Project: Administrative Expenses

TIF Expenditure Amount: 35,000  
Tied To Debt: Chamber Economic Development  
Grant  
Tied To Project: Chamber Economic Development  
Grant

## Rebates For MUSCATINE CITY SOUTHEND URBAN RENEWAL

### 1425 Houser Street

TIF Expenditure Amount: 24,474  
 Rebate Paid To: Robison Logistics Management  
 LLC  
 Tied To Debt: Robison Logistics Rebate  
 Tied To Project: Robison Logistics Dev. Agreement  
 Projected Final FY of Rebate: 2014

### 2107 Stewart Road

TIF Expenditure Amount: 96,711  
 Rebate Paid To: Musco Sports Lighting LLC  
 Tied To Debt: Musco Sport Lighting Rebate  
 Tied To Project: Musco Sports Lighting Dev.  
 Agreement  
 Projected Final FY of Rebate: 2020

### 4200 Highway 61 South

TIF Expenditure Amount: 23,703  
 Rebate Paid To: Curry's Transportation Service Inc.  
 Tied To Debt: Curry's Transportation Rebate  
 Tied To Project: Curry's Transportation Dev.  
 Agreement  
 Projected Final FY of Rebate: 2020

### 3606 Grandview Avenue

TIF Expenditure Amount: 7,898  
 Rebate Paid To: Newcomb Properties LLC  
 Tied To Debt: Newcomb Properties Rebate  
 Tied To Project: Newcomb Properties LLC Dev.  
 Agreement  
 Projected Final FY of Rebate: 2020

### 4701 Highway 61 Sourth

TIF Expenditure Amount: 3,464  
 Rebate Paid To: A&E Convience LLC  
 Tied To Debt: A&E Convenience Rebate  
 Tied To Project: Administrative Expenses  
 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.

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2014

**TIF Taxing District Data Collection**

Local Government Name: MUSCATINE (70G653)  
 Urban Renewal Area: MUSCATINE CITY SOUTHEND URBAN RENEWAL (70006)  
 TIF Taxing District Name: MUSCATINE CITY/MUSCATINE SCH/MUSC FIRE/REV SOUTH END UR TIF INCREM  
 TIF Taxing District Inc. Number: 70094  
 TIF Taxing District Base Year: 1993  
 FY TIF Revenue First Received: 1996  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1994

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	5,565,180	13,135,000	8,991,150	0	-18,520	27,672,810	0	27,672,810
Taxable	0	2,939,324	13,135,000	8,991,150	0	-18,520	25,046,954	0	25,046,954
Homestead Credits									55

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	15,687,727	12,003,603	4,295,251	7,708,352	259,724

FY 2014 TIF Revenue Received: 141,468

**TIF Taxing District Data Collection**

Local Government Name: MUSCATINE (70G653)  
 Urban Renewal Area: MUSCATINE CITY SOUTHEND URBAN RENEWAL (70006)  
 TIF Taxing District Name: MUSCATINE CITY AG/MUSCATINE SCH/MUSCATINE FD/REV SOUTH END TIF INCREM  
 TIF Taxing District Inc. Number: 70109  
 TIF Taxing District Base Year: 1993  
 FY TIF Revenue First Received: 1996  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1994

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	396,210	0	0	0	0	0	396,210	0	396,210
Taxable	237,464	0	0	0	0	0	237,464	0	237,464
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	143,965	237,464	237,464	0	0

FY 2014 TIF Revenue Received: 5,775

**TIF Taxing District Data Collection**

Local Government Name: MUSCATINE (70G653)  
 Urban Renewal Area: MUSCATINE CITY SOUTHEND URBAN RENEWAL (70006)  
 TIF Taxing District Name: MUSCATINE CITY/MUSCATINE SCH/MUSC FIRE/UR SE UR ROBISON TIF INCREM  
 TIF Taxing District Inc. Number: 70133  
 TIF Taxing District Base Year: 1995  
 FY TIF Revenue First Received: 1996  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1994

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	15,912	726,348	726,348	0	0

FY 2014 TIF Revenue Received: 24,474

**TIF Taxing District Data Collection**

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

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1994

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	19,611,150	6,533,530	7,052,120	0	-48,152	33,148,648	0	33,148,648
Taxable	0	10,357,930	6,533,530	7,052,120	0	-48,152	23,895,428	0	23,895,428
Homestead Credits									123

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	28,894,995	4,301,805	1,539,465	2,762,340	84,296

FY 2014 TIF Revenue Received: 50,704

♣ Annual Urban Renewal Report, Fiscal Year 2013 - 2014

**TIF Taxing District Data Collection**

Local Government Name: MUSCATINE (70G653)  
 Urban Renewal Area: MUSCATINE CITY SOUTHEND URBAN RENEWAL (70006)  
 TIF Taxing District Name: MUSCATINE CITY AG/LOUISA-MUSCATINE SCH/MUSCATINE FIRE/SE UR 03  
 TIF INCREM  
 TIF Taxing District Inc. Number: 70137  
 TIF Taxing District Base Year: 1993  
 FY TIF Revenue First Received: 1996  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1994

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	274,520	0	0	0	0	0	274,520	0	274,520
Taxable	164,530	0	0	0	0	0	164,530	0	164,530
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	99,855	164,530	164,530	0	0

FY 2014 TIF Revenue Received: 4,001

**TIF Taxing District Data Collection**

Local Government Name: MUSCATINE (70G653)  
 Urban Renewal Area: MUSCATINE CITY SOUTHEND URBAN RENEWAL (70006)  
 TIF Taxing District Name: MUSCATINE CITY AG/MUSCATINE SCH/MUSCATINE FIRE/REV SE 03 UR TIF  
 INCREM  
 TIF Taxing District Inc. Number: 70139  
 TIF Taxing District Base Year: 1993  
 FY TIF Revenue First Received: 1996  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1994

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	846,620	0	0	0	0	0	846,620	0	846,620
Taxable	507,408	0	0	0	0	0	507,408	0	507,408
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	354,980	491,640	176,699	314,941	7,533

FY 2014 TIF Revenue Received: 4,297

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**TIF Taxing District Data Collection**

Local Government Name: MUSCATINE (70G653)  
 Urban Renewal Area: MUSCATINE CITY SOUTHEND URBAN RENEWAL (70006)  
 TIF Taxing District Name: MUSCATINE CITY/MUSCATINE SCH/MUSC FIRE/REV SE UR 03 TIF INCREM  
 TIF Taxing District Inc. Number: 70141

TIF Taxing District Base Year: 1993  
 FY TIF Revenue First Received: 1996  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1994

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	6,349,350	2,038,700	6,938,750	0	-16,668	15,310,132	0	15,310,132
Taxable	0	3,353,508	2,038,700	6,938,750	0	-16,668	12,314,290	0	12,314,290
Homestead Credits									31

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	15,117,410	209,390	74,175	135,215	4,556

FY 2014 TIF Revenue Received: 2,443

**TIF Taxing District Data Collection**

Local Government Name: MUSCATINE (70G653)  
 Urban Renewal Area: MUSCATINE CITY SOUTHEND URBAN RENEWAL (70006)  
 TIF Taxing District Name: MUSCATINE CITY/MUSCATINE SCH/MUSC FIRE/UR SE MUSCO TIF INCREM  
 TIF Taxing District Inc. Number: 70148

TIF Taxing District Base Year: 1993  
 FY TIF Revenue First Received: 1996  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1994

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	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									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	2,885,090	4,284,010	4,284,010	0	0

FY 2014 TIF Revenue Received: 144,345

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**TIF Taxing District Data Collection**

Local Government Name: MUSCATINE (70G653)  
 Urban Renewal Area: MUSCATINE CITY SOUTHEND URBAN RENEWAL (70006)  
 TIF Taxing District Name: MUSCATINE CITY/MUSC SCH/MUSC FIRE/REV SE 03 UR CUR TIF INCREM  
 TIF Taxing District Inc. Number: 70164

TIF Taxing District Base Year:	1993	<b>UR Designation</b>	
FY TIF Revenue First Received:	1996	Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	07/1994

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	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
Taxable	0	0	1,420,810	0	0	0	1,420,810	0	1,420,810
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	1,014,010	406,800	406,800	0	0

FY 2014 TIF Revenue Received: 13,707

**TIF Taxing District Data Collection**

Local Government Name: MUSCATINE (70G653)  
 Urban Renewal Area: MUSCATINE CITY SOUTHEND URBAN RENEWAL (70006)  
 TIF Taxing District Name: MUSCATINE CITY/MUSC SCH/MUSC FIRE/REV SE 03 UR NEW TIF INCREM  
 TIF Taxing District Inc. Number: 70166

TIF Taxing District Base Year:	1993	<b>UR Designation</b>	
FY TIF Revenue First Received:	1996	Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	07/1994

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	318,560	226,330	226,330	0	0

FY 2014 TIF Revenue Received: 7,626

♣ Annual Urban Renewal Report, Fiscal Year 2013 - 2014

**TIF Taxing District Data Collection**

Local Government Name: MUSCATINE (70G653)  
 Urban Renewal Area: MUSCATINE CITY SOUTHEND URBAN RENEWAL (70006)  
 TIF Taxing District Name: MUSCATINE CITY/MUSC SCH/MUSC FIRE/SE A&E CONV UR TIF INCREM  
 TIF Taxing District Inc. Number: 70182  
 TIF Taxing District Base Year: 2010  
 FY TIF Revenue First Received: 2013  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2011

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	574,480	0	0	0	574,480	0	574,480
Taxable	0	0	574,480	0	0	0	574,480	0	574,480
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	368,840	205,640	205,640	0	0

FY 2014 TIF Revenue Received: 6,929

**Urban Renewal Area Data Collection**

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

UR Area Creation Date: 12/2006

UR 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	536,807

**Urban Renewal Area Value by Class - 1/1/2012 for FY 2014**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	10,258,800	0	0	0	10,258,800	0	10,258,800
Taxable	0	0	10,258,800	0	0	0	10,258,800	0	10,258,800
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:** 5,136      0      **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue:	18,087
TIF Sp. Revenue Fund Interest:	9
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>18,096</b>

Rebate Expenditures:	17,559
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>17,559</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:** 5,673      0      **Amount of 06-30-2014 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:	5,279,935
Interest:	0
Total:	5,279,935
Annual Appropriation?:	No
Date Incurred:	01/10/2008
FY of Last Payment:	2029

## Rebates For MUSCATINE MALL URBAN RENEWAL

### 1903 Park Avenue

TIF Expenditure Amount:	17,559
Rebate Paid To:	Fin Dist Prop MM LLC, KRE LLC, Mogul Holdings LLC
Tied To Debt:	Muscatine Mall Rebate
Tied To Project:	Muscatine Mall Development Agreement
Projected Final FY of Rebate:	2029

**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 - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	10,258,800	0	0	0	10,258,800	0	10,258,800
Taxable	0	0	10,258,800	0	0	0	10,258,800	0	10,258,800
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	9,216,520	1,042,280	536,807	505,473	17,031

FY 2014 TIF Revenue Received: 18,087

▲ Annual Urban Renewal Report, Fiscal Year 2013 - 2014

**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

To foster commercial and industrial development in this area in accordance with sound planning standards and local community objectives.

UR Area Purpose:

**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	5,735,350

**Urban Renewal Area Value by Class - 1/1/2012 for FY 2014**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	14,844,870	0	0	0	14,844,870	0	14,844,870
Taxable	0	0	14,844,870	0	0	0	14,844,870	0	14,844,870
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:** 22,149      **0**      **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue:	194,107
TIF Sp. Revenue Fund Interest:	59
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>194,166</b>

Rebate Expenditures:	192,586
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>192,586</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:** 23,729      **0**      **Amount of 06-30-2014 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:	4,095,766
Interest:	0
Total:	4,095,766
Annual Appropriation?:	No
Date Incurred:	01/22/2004
FY of Last Payment:	2019

## Rebates For MUSCATINE CITY NORTHEAST CEDAR DEVELOPMENT URBAN RENEWAL

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

TIF Expenditure Amount:	192,586
Rebate Paid To:	VMI Northport Commons LLC
Tied To Debt:	Cedar Development Rebate
Tied To Project:	Cedar Development Dev Agreement
Projected Final FY of Rebate:	2019

▲ Annual Urban Renewal Report, Fiscal Year 2013 - 2014

**TIF Taxing District Data Collection**

Local Government Name: MUSCATINE (70G653)  
 Urban Renewal Area: MUSCATINE CITY NORTHEAST CEDAR DEVELOPMENT URBAN RENEWAL (70013)  
 TIF Taxing District Name: MUSCATINE CITY/MUSCATINE SCH/MUSCATINE FIRE/NE UR CEDAR TIF INCREM  
 TIF Taxing District Inc. Number: 70146  
 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	11/2003

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	14,844,870	0	0	0	14,844,870	0	14,844,870
Taxable	0	0	14,844,870	0	0	0	14,844,870	0	14,844,870
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	3,413,340	11,431,530	5,735,350	5,696,180	191,926

FY 2014 TIF Revenue Received: 194,107

**Urban Renewal Area Data Collection**

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

UR Area Creation Date: 01/2010

UR 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	0

**Urban Renewal Area Value by Class - 1/1/2012 for FY 2014**

	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									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:** 3,874      0      **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	5
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>5</b>

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

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:** 3,879      0      **Amount of 06-30-2014 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

### H.J. Heinz Dev Agreement 2-20-14

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

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

### H.J. Heinz Rebate

Debt/Obligation Type:	Rebates
Principal:	399,322
Interest:	0
Total:	399,322
Annual Appropriation?:	No
Date Incurred:	06/17/2010
FY of Last Payment:	2026

### H.J. Heinz Rebate

Debt/Obligation Type:	Rebates
Principal:	880,000
Interest:	0
Total:	880,000
Annual Appropriation?:	Yes
Date Incurred:	02/20/2014
FY of Last Payment:	2021

## Rebates For MUSCATINE CITY HEINZ INDUSTRIAL URBAN RENEWAL

### Heinz Plant 1357 Isett Avenue

TIF Expenditure Amount:	0
Rebate Paid To:	H.J. Heinz Company LP
Tied To Debt:	H.J. Heinz Rebate
Tied To Project:	H.J. Heinz Development Agreement
Projected Final FY of Rebate:	2026

### Heinz Plant 1357 Isett Avenue

TIF Expenditure Amount:	0
Rebate Paid To:	H,J. Heinz Company LP
Tied To Debt:	H.J. Heinz Rebate
Tied To Project:	H.J. Heinz Dev Agreement 2-20-14
Projected Final FY of Rebate:	2021

## Jobs For MUSCATINE CITY HEINZ INDUSTRIAL URBAN RENEWAL

Project:	H.J. Heinz Development Agreement
Company Name:	H.J. Heinz Company LP
Date Agreement Began:	06/17/2010
Date 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

Project:	H.J. Heinz Dev Agreement 2-20-14
Company Name:	H.J. Heinz L.P.
Date Agreement Began:	02/20/2014
Date Agreement Ends:	06/30/2021
Number of Jobs Created or Retained:	106
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	24,000,000
Total Estimated Cost of Public Infrastructure:	0

Due to a lowering of the valuation, there is currently not a positive increment in this district. As a result, no TIF rebate was made during FY 14. The 1st agreement remains in effect for job retention. The 1st payment of 2nd agreement will be in FY 2017.

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2014

**TIF Taxing District Data Collection**

Local Government Name: MUSCATINE (70G653)  
 Urban Renewal Area: MUSCATINE CITY HEINZ INDUSTRIAL URBAN RENEWAL (70014)  
 TIF Taxing District Name: MUSCATINE CITY/MUSC SCH/MUSC FIRE/HEINZ IND UR TIF INCREM  
 TIF Taxing District Inc. Number: 70170  
 TIF Taxing District Base Year: 2009  
 FY TIF Revenue First Received: 2012  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2031

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2010

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	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									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	11,123,480	0	0	0	0

FY 2014 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2013 - 2014

**Urban Renewal Area Data Collection**

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

UR 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.

UR Area Purpose:

**Tax Districts within this Urban Renewal Area**

Base Increment Increment  
 No. No. Value  
 Used

**Urban Renewal Area Value by Class - 1/1/2012 for FY 2014**

	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									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:** 0 0 **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>0</b>
Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>0</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:** 0 0 **Amount of 06-30-2014 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

### R.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
FY of Last Payment:	2030

## Rebates For 2012 ADDITION FRIDLEY THEATERS

### 3611 Palms Driver

TIF Expenditure Amount:	0
Rebate Paid To:	R.L. Fridley Theaters Inc.
Tied To Debt:	R.L. Fridley Theaters Inc. Rebate
Tied 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.

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2014