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FINANCE & RECORDS

MEMO

To: Gregg Mandsager, City Administrator
From: Nancy A. Lueck, Finance Director
Date: November 3, 2015
Re: Request to Approve Annual Urban Renewal Report for FY 2014/2015

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 2014/2015.

Report Summary:

The City of Muscatine had nine active urban renewal (UR) areas in 2014/2015 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, (8) the Fridley Theaters area, and (9) the Iowa Reinvestment District 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 2014/2015 the City paid a total of \$388,603 in TIF rebates to seven businesses. Debt payments on TIF Revenue and general obligation bonds totaled \$373,755. Payments on internal advances for administrative costs, the GMCCI economic development grant, the final payment on the Pierce property acquisition, and the first payment on the Weed Park Maintenance building, totaled \$307,457. TIF revenues for the year totaled \$1,076,685. The ending fund balances for each of the UR tax increment funds totaled \$916,481 and the computed TIF debt outstanding as of June 30, 2015 totaled to \$26,291,104. 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, including those subject to annual appropriation.

**"I remember Muscatine for its sunsets. I have never seen any
on either side of the ocean that equaled them" — Mark Twain**

Recommendation:

Please include this report on the agenda for the November 5, 2015 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 2014 - 2015

City 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
12 ADDITION FRIDLEY THEATERS	70016	1
12th Avenue Reinvestment District Project	70900	0

IF Debt Outstanding: 28,277,400

IF Sp. Rev. Fund Cash Balance as of 07-01-2014: 908,311 0 Amount of 07-01-2014 Cash Balance Restricted for LMI

IF Revenue:	1,076,685	
IF Sp. Revenue Fund Interest:	1,300	
Property Tax Replacement Claims	0	
Asset Sales & Loan Repayments:	0	
Total Revenue:	1,077,985	

Rebate Expenditures:	388,603	
Non-Rebate Expenditures:	681,212	
Returned to County Treasurer:	0	
Total Expenditures:	1,069,815	

IF Sp. Rev. Fund Cash Balance as of 06-30-2015: 916,481 0 Amount of 06-30-2015 Cash Balance Restricted for LMI

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 26,291,104

♣ Annual Urban Renewal Report, Fiscal Year 2014 - 2015

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	2,926,758

Urban Renewal Area Value by Class - 1/1/2013 for FY 2015

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	3,738,280	4,077,190	0	0	7,815,470	0	7,815,470
Exemptable	0	0	3,551,366	3,873,332	0	0	7,424,698	0	7,424,698
Homestead Credits									

IF Sp. Rev. Fund Cash Balance as of 07-01-2014: 29,454 **0** **Amount of 07-01-2014 Cash Balance Restricted for LMI**

IF Revenue: 210,145
 IF Sp. Revenue Fund Interest: 78
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 210,223

Rebate Expenditures: 0
 Non-Rebate Expenditures: 207,825
 Returned to County Treasurer: 0
Total Expenditures: 207,825

IF Sp. Rev. Fund Cash Balance as of 06-30-2015: 31,852 **0** **Amount of 06-30-2015 Cash Balance Restricted for LMI**

Projects For MUSCATINE CITY DOWNTOWN URBAN RENEWAL

1st & 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 Pearl City Station
Classification: Municipal and other publicly-owned or leased buildings
Physically Complete: Yes
Payments Complete: No

Riverfront Erosion Control Project

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

Debts/Obligations For MUSCATINE CITY DOWNTOWN URBAN RENEWAL

-1-2010 General Obligation Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,115,000
Interest:	120,325
Total:	1,235,325
Annual Appropriation?:	No
Date Incurred:	06/01/2010
Year of Last Payment:	2020

Non-Rebates For MUSCATINE CITY DOWNTOWN URBAN RENEWAL

IF Expenditure Amount: 207,825
Allocated To Debt: 6-1-2010 General Obligation
Bonds
Allocated To Project: 3rd & Chestnut Pkg Lot
Reconstruction

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

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

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

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

A prorated portion of the projects/debt in the Downtown TIF is funded from the SECO UR area. The FY 15 SECO amt was \$111,462. All of the projects listed in FY 15 were funded from June 2010 bond issue.

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2015

IF Taxing District Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY DOWNTOWN URBAN RENEWAL (70001)
 IF Taxing District Name: MUSCATINE CITY/MUSCATINE SCH/MUSCATINE FD/REV DOWNTOWN UR
 IF INCREM
 IF Taxing District Inc. Number: 70108
 IF Taxing District Base Year: 0
 FY 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 - 1/1/2013 for FY 2015

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	3,738,280	4,077,190	0	0	7,815,470	0	7,815,470
Taxable	0	0	3,551,366	3,873,332	0	0	7,424,698	0	7,424,698
Homestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2015	1,472,270	6,343,200	2,926,758	3,416,442	115,193

FY 2015 TIF Revenue Received: 210,145

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	3,305,830

Urban Renewal Area Value by Class - 1/1/2013 for FY 2015

	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	3,397,714	0	0	0	3,397,714	0	3,397,714
Homestead Credits									

IF Sp. Rev. Fund Cash Balance as of 07-01-2014: 0 **Amount of 07-01-2014 Cash Balance Restricted for LMI** 0

IF Revenue: 0
 IF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 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 06-30-2015: 0 **Amount of 06-30-2015 Cash Balance Restricted for LMI** 0

The projects and debt in the Downtown Urban Renewal area include those funded from the SECC UR area. FY15 SECO non-rebate expenditures for G.O. bond requirements are all reflected in the Downtown UR debt.

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2015

IF 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:	0		UR Designation
Year TIF Revenue First Received:	1981	Slum	No
Subject to a Statutory end date?	No	Blighted	12/1971
		Economic Development	No

IF Taxing District Value by Class - 1/1/2013 for FY 2015

	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	3,397,714	0	0	0	3,397,714	0	3,397,714
Homestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2015	270,710	3,305,830	3,305,830	0	0

Year 2015 TIF Revenue Received: 0

Urban Renewal Area Data Collection

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

R Area Creation Date: 10/1996

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	3,035,359
MUSCATINE CITY AG/MUSCATINE SCH/MUSCATINE FD/NORTHEAST UR TIF INCREM	70090	70110	26,205
MUSCATINE CITY/MUSC SCH/MUSC FIRE/NORTHEAST 10 UR TIF INCREM	70183	70184	2,289,770

Urban Renewal Area Value by Class - 1/1/2013 for FY 2015

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	60,380	0	3,508,620	5,750,810	0	0	9,319,810	0	9,319,810
Exemptable	26,205	0	3,333,190	5,463,270	0	0	8,822,665	0	8,822,665
Homestead Credits									

IF Sp. Rev. Fund Cash Balance as of 07-01-2014: 0 **Amount of 07-01-2014 Cash Balance Restricted for LMI** 0

IF Revenue: 180,138
 IF Sp. Revenue Fund Interest: 78
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 180,216

Rebate Expenditures: 21,319
 Non-Rebate Expenditures: 155,957
 Returned to County Treasurer: 0
Total Expenditures: 177,276

IF Sp. Rev. Fund Cash Balance as of 06-30-2015: 2,940 **Amount of 06-30-2015 Cash Balance Restricted for LMI** 0

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:	Yes

Veed Park Maint Bldg

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

Debts/Obligations For MUSCATINE CITY NORTHEAST URBAN RENEWAL

Debts/Obligations at MCC LLC Rebate

Debt/Obligation Type:	Rebates
Principal:	402,574
Interest:	0
Total:	402,574
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:	46,057
Interest:	0
Total:	46,057
Annual Appropriation?:	No
Date Incurred:	11/15/2012
Year 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
Year 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
Year of Last Payment:	2018

Non-Rebates For MUSCATINE CITY NORTHEAST URBAN RENEWAL

IF Expenditure Amount: 46,057
Allocated To Debt: City Loan Advance for Pierce
Property Acquisition
Allocated To Project: Colorado Street Property
Acquisition

IF Expenditure Amount: 19,900
Allocated To Debt: City Loan Advance Park Maint
Bldg Design
Allocated To Project: Weed Park Maint Bldg

IF Expenditure Amount: 90,000
Allocated To Debt: City Loan Advance Park Maint
Bldg Construction
Allocated To Project: Weed Park Maint Bldg

Rebates For MUSCATINE CITY NORTHEAST URBAN RENEWAL

ICC Owned Property off Colorado Street

IF Expenditure Amount:	21,319
Rebate Paid To:	The Villas at MCC LLC
Applied To Debt:	Villas at MCC LLC Rebate
Applied To Project:	Villas at MCC LLC Dev Agreement
Projected Final FY of Rebate:	2023

The 2nd payment on the rebate obligation was paid in FY 15. The final payment on the Internal Loan for the Colorado Street property acquisition was made as well as the one-time payment for the Weed Park Maintenance Building design.

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2015

▲ Annual Urban Renewal Report, Fiscal Year 2014 - 2015

IF Taxing District Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY NORTHEAST URBAN RENEWAL (70005)
 IF Taxing District Name: MUSCATINE CITY/MUSCATINE SCH/MUSCATINE FIRE/NORTHEAST UR TIF
 JCREM
 IF Taxing District Inc. Number: 70102
 IF Taxing District Base Year: 0
 FY TIF Revenue First Received: 1998
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 automatically ends: 2033

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2010

IF Taxing District Value by Class - 1/1/2013 for FY 2015

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	5,750,810	0	0	5,750,810	0	5,750,810
Exemptable	0	0	0	5,463,270	0	0	5,463,270	0	5,463,270
Homestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2015	7,280	5,463,270	3,035,359	2,427,911	81,863

FY 2015 TIF Revenue Received: 102,343

IF Taxing District Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY NORTHEAST URBAN RENEWAL (70005)
 IF Taxing District Name: MUSCATINE CITY AG/MUSCATINE SCH/MUSCATINE FD/NORTHEAST UR TIF
 JCREM
 IF Taxing District Inc. Number: 70110
 IF Taxing District Base Year: 0
 FY TIF Revenue First Received: 1998
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 automatically ends: 2033

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2010

IF Taxing District Value by Class - 1/1/2013 for FY 2015

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	60,380	0	0	0	0	0	60,380	0	60,380
Exemptable	26,205	0	0	0	0	0	26,205	0	26,205
Homestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2015	17,170	26,205	26,205	0	0

FY 2015 TIF Revenue Received: 590

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/MUSC SCH/MUSC FIRE/NORTHEAST 10 UR TIF INCREM
 IF Taxing District Inc. Number: 70184
 IF Taxing District Base Year: 0
 FY TIF Revenue First Received: 2014
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District automatically ends: 2033

	UR Designation
Slum	No
Blighted	No
Economic Development	12/2010

IF Taxing District Value by Class - 1/1/2013 for FY 2015

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	3,508,620	0	0	0	3,508,620	0	3,508,620
Exemptable	0	0	3,333,190	0	0	0	3,333,190	0	3,333,190
Homestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2015	1,218,850	2,289,770	2,289,770	0	0

FY 2015 TIF Revenue Received: 77,205

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	4,510,852
MUSCATINE CITY AG/MUSCATINE SCH/MUSCATINE FD/REV SOUTH END TIF INCREM	70079	70109	250,082
MUSCATINE CITY/MUSCATINE SCH/MUSC FIRE/UR SE UR ROBISON TIF INCREM	70132	70133	705,148
MUSCATINE CITY/LOUISA-MUSCATINE SCH/MUSC FIRE/REV SE UR 03 TIF INCREM	70134	70135	1,620,086
MUSCATINE CITY AG/LOUISA-MUSCATINE SCH/MUSCATINE FIRE/SE UR 03 TIF INCREM	70136	70137	170,906
MUSCATINE CITY AG/MUSCATINE SCH/MUSCATINE FIRE/REV SE 03 UR TIF INCREM	70138	70139	196,652
MUSCATINE CITY/MUSCATINE SCH/MUSC FIRE/REV SE UR 03 TIF INCREM	70140	70141	287,280
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	323,840
MUSCATINE CITY/MUSC SCH/MUSC FIRE/SE A&E CONV UR TIF INCREM	70181	70182	205,640

Urban Renewal Area Value by Class - 1/1/2013 for FY 2015

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	2,197,590	31,777,910	24,561,750	31,308,010	0	-75,932	89,769,328	0	89,769,328
Exemptable	953,750	17,287,244	23,333,720	29,742,628	0	-75,932	71,241,410	0	71,241,410
Homestead Credits									20

IF Sp. Rev. Fund Cash Balance as of 07-01-2014: 845,576 **0** **Amount of 07-01-2014 Cash Balance Restricted for LMI**

IF Revenue:	426,182
IF Sp. Revenue Fund Interest:	1,042
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	427,224

Rebate Expenditures:	124,945
Non-Rebate Expenditures:	317,430
Returned to County Treasurer:	0
Total Expenditures:	442,375

IF Sp. Rev. Fund Cash Balance as of 06-30-2015: 830,425 **0** **Amount of 06-30-2015 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

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

Small Business Forgivable Loan Program

Description: Annual Allocations for Small Business Forgivable Loan
Classification: Program
Commercial - retail
Physically Complete: No
Payments Complete: No

Wal-View Developments Development Agreement Project #2

Description: Payments to Wal-View Developments Proj #2
Classification: Commercial - warehouses and distribution facilities
Physically Complete: No
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: 925,000
 Interest: 217,125
 Total: 1,142,125
 Annual Appropriation?: No
 Date Incurred: 06/24/2004
 Year of Last Payment: 2021

Musco Sport Lighting Rebate

Debt/Obligation Type: Rebates
 Principal: 1,157,036
 Interest: 0
 Total: 1,157,036
 Annual Appropriation?: No
 Date Incurred: 04/03/2003
 Year of Last Payment: 2020

Murry's Transportation Rebate

Debt/Obligation Type: Rebates
 Principal: 251,232
 Interest: 0
 Total: 251,232
 Annual Appropriation?: No
 Date Incurred: 07/16/2009
 Year of Last Payment: 2020

Mewcomb Properties Rebate

Debt/Obligation Type: Rebates
 Principal: 66,875
 Interest: 0
 Total: 66,875
 Annual Appropriation?: No
 Date Incurred: 07/16/2009
 Year of Last Payment: 2020

W&E Convenience Rebate

Debt/Obligation Type: Rebates
 Principal: 32,897
 Interest: 0
 Total: 32,897
 Annual Appropriation?: No
 Date Incurred: 01/20/2011
 Year of Last Payment: 2022

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: 116,500
Interest: 0
Total: 116,500
Annual Appropriation?: No
Date Incurred: 11/07/2013
Year of Last Payment: 2015

Chamber Economic Development Grant

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

Small Business Forgivable Loan Program

ebt/Obligation Type: Internal Loans
Principal: 200,000
Interest: 0
Total: 200,000
Annual Appropriation?: No
Date Incurred: 11/06/2014
Year of Last Payment: 2016

Administrative Expenses

ebt/Obligation Type: Internal Loans
Principal: 116,500
Interest: 0
Total: 116,500
Annual Appropriation?: No
Date Incurred: 11/06/2014
Year of Last Payment: 2016

Chamber Economic Development Grant

ebt/Obligation Type: Internal Loans

Principal:	38,000
Interest:	0
Total:	38,000
Annual Appropriation?:	No
Date Incurred:	11/06/2014
Year of Last Payment:	2016

Non-Rebates For MUSCATINE CITY SOUTHEND URBAN RENEWAL

IF Expenditure Amount: 165,930
Allocated To Debt: TIF Revenue Bonds 6-24-04
Allocated To Project: Airport Terminal Building

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

IF Expenditure Amount: 35,000
Allocated To Debt: Chamber Economic Development Grant
Allocated To Project: Chamber Economic Development Grant

IF Expenditure Amount: 116,500
Allocated To Debt: Administrative Expenses
Allocated To Project: Administrative Expenses

Rebates For MUSCATINE CITY SOUTHEND URBAN RENEWAL

107 Stewart Road

IF Expenditure Amount: 91,558
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: 22,053
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: 8,214
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: 3,120
Rebate Paid To: A&E Convenience LLC
Rebate To Debt: A&E Convenience Rebate
Rebate 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 2015

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IF Taxing District Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY SOUTHEND URBAN RENEWAL (70006)
 IF Taxing District Name: MUSCATINE CITY/MUSCATINE SCH/MUSC FIRE/REV SOUTH END UR TIF
 ✓CREM
 IF Taxing District Inc. Number: 70094
 IF Taxing District Base Year: 0
 FY 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 - 1/1/2013 for FY 2015

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	5,606,360	13,311,870	8,991,190	0	-12,964	27,896,456	0	27,896,456
Exemptable	0	3,049,871	12,646,322	8,541,637	0	-12,964	24,224,866	0	24,224,866
Homestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2015	15,687,727	12,221,693	4,510,855	7,710,838	259,989

FY 2015 TIF Revenue Received: 151,941

IF Taxing District Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY SOUTHEND URBAN RENEWAL (70006)
 IF Taxing District Name: MUSCATINE CITY AG/MUSCATINE SCH/MUSCATINE FD/REV SOUTH END TIF
 ✓CREM
 IF Taxing District Inc. Number: 70109
 IF Taxing District Base Year: 0
 FY 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 - 1/1/2013 for FY 2015

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	576,230	0	0	0	0	0	576,230	0	576,230
Exemptable	250,082	0	0	0	0	0	250,082	0	250,082
Homestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2015	143,965	250,082	250,082	0	0

FY 2015 TIF Revenue Received: 3,632

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IF Taxing District Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY SOUTHEND URBAN RENEWAL (70006)
 IF Taxing District Name: MUSCATINE CITY/MUSCATINE SCH/MUSC FIRE/UR SE UR ROBISON TIF
 ✓CREM
 IF Taxing District Inc. Number: 70133
 IF Taxing District Base Year: 0
 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 - 1/1/2013 for FY 2015

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	742,260	0	0	742,260	0	742,260
Exemptable	0	0	0	705,148	0	0	705,148	0	705,148
Homestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2015	15,912	705,148	705,148	0	0

Y 2015 TIF Revenue Received: 24,491

IF Taxing District Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY SOUTHEND URBAN RENEWAL (70006)
 IF Taxing District Name: MUSCATINE CITY/LOUISA-MUSCATINE SCH/MUSC FIRE/REV SE UR 03 TIF
 ✓CREM
 IF Taxing District Inc. Number: 70135
 IF Taxing District Base Year: 0
 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 - 1/1/2013 for FY 2015

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	19,670,210	6,561,750	7,052,120	0	-46,300	33,237,780	0	33,237,780
Exemptable	0	10,700,633	6,233,668	6,699,517	0	-46,300	23,587,518	0	23,587,518
Homestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2015	28,894,995	4,389,085	1,620,086	2,768,999	86,356

Y 2015 TIF Revenue Received: 50,470

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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:	0		UR Designation
FY TIF Revenue First Received:	1996	Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	07/1994

IF Taxing District Value by Class - 1/1/2013 for FY 2015

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	393,790	0	0	0	0	0	393,790	0	393,790
Exemptable	170,906	0	0	0	0	0	170,906	0	170,906
Homestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2015	99,855	170,906	170,906	0	0

FY 2015 TIF Revenue Received: 2,220

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		
INCREM			
IF Taxing District Inc. Number:	70139		
IF Taxing District Base Year:	0		UR Designation
FY TIF Revenue First Received:	1996	Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	07/1994

IF Taxing District Value by Class - 1/1/2013 for FY 2015

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,227,570	0	0	0	0	0	1,227,570	0	1,227,570
Exemptable	532,762	0	0	0	0	0	532,762	0	532,762
Homestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2015	345,560	532,762	196,652	336,110	8,046

FY 2015 TIF Revenue Received: 7,738

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:	0	UR Designation
Y TIF Revenue First Received:	1996	Slum No
Subject to a Statutory end date?	No	Blighted No
		Economic Development 07/1994

IF Taxing District Value by Class - 1/1/2013 for FY 2015

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	6,501,340	2,050,440	7,353,340	0	-16,668	15,888,452	0	15,888,452
Exemptable	0	3,536,740	1,947,923	6,985,681	0	-16,668	12,453,676	0	12,453,676
Homestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2015	15,126,830	778,290	287,280	491,010	16,556

Y 2015 TIF Revenue Received: 9,676

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:	0	UR Designation
Y TIF Revenue First Received:	1996	Slum No
Subject to a Statutory end date?	No	Blighted No
		Economic Development 07/1994

IF Taxing District Value by Class - 1/1/2013 for FY 2015

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	7,169,100	0	0	7,169,100	0	7,169,100
Exemptable	0	0	0	6,810,645	0	0	6,810,645	0	6,810,645
Homestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2015	2,885,090	4,284,010	4,284,010	0	0

Y 2015 TIF Revenue Received: 144,445

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/MUSC SCH/MUSC FIRE/REV SE 03 UR CUR TIF INCREM		
IF Taxing District Inc. Number:	70164		
IF Taxing District Base Year:	0		UR Designation
Year TIF Revenue First Received:	1996	Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	07/1994

IF Taxing District Value by Class - 1/1/2013 for FY 2015

	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	1,349,770	0	0	0	1,349,770	0	1,349,770
Homestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2015	1,014,010	406,800	406,800	0	0

Y 2015 TIF Revenue Received: 13,716

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/MUSC SCH/MUSC FIRE/REV SE 03 UR NEW TIF INCREM		
IF Taxing District Inc. Number:	70166		
IF Taxing District Base Year:	0		UR Designation
Year TIF Revenue First Received:	1996	Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	07/1994

IF Taxing District Value by Class - 1/1/2013 for FY 2015

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	642,400	0	0	0	642,400	0	642,400
Exemptable	0	0	610,281	0	0	0	610,281	0	610,281
Homestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2015	318,560	323,840	323,840	0	0

Y 2015 TIF Revenue Received: 10,919

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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/MUSC SCH/MUSC FIRE/SE A&E CONV UR TIF INCREM
 IF Taxing District Inc. Number: 70182

		UR Designation
IF Taxing District Base Year:	0	Slum No
FY TIF Revenue First Received:	2013	Blighted No
Subject to a Statutory end date?	No	Economic Development 01/2011

IF Taxing District Value by Class - 1/1/2013 for FY 2015

	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	545,756	0	0	0	545,756	0	545,756
Homestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2015	368,840	205,640	205,640	0	0

FY 2015 TIF Revenue Received: 6,934

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	1,483,945

Urban Renewal Area Value by Class - 1/1/2013 for FY 2015

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	12,152,250	0	0	0	12,152,250	0	12,152,250
Exempt	0	0	11,544,641	0	0	0	11,544,641	0	11,544,641
Homestead Credits									

IF Sp. Rev. Fund Cash Balance

as of 07-01-2014: **5,673** **0** **Amount of 07-01-2014 Cash Balance Restricted for LMI**

IF Revenue: 50,035

IF Sp. Revenue Fund Interest: 12

Property Tax Replacement Claims: 0

Asset Sales & Loan Repayments: 0

Total Revenue: 50,047

Rebate Expenditures: 46,080

Non-Rebate Expenditures: 0

Returned to County Treasurer: 0

Total Expenditures: 46,080

IF Sp. Rev. Fund Cash Balance

as of 06-30-2015: **9,640** **0** **Amount of 06-30-2015 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:	5,262,377
Interest:	0
Total:	5,262,377
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:	46,080
Rebate Paid To:	Fin Dist Prop MM LLC, KRE LLC, Mogul Holdings LLC
Applied To Debt:	Muscatine Mall Rebate
Applied To Project:	Muscatine Mall Development Agreement
Projected Final FY of Rebate:	2029

IF Taxing District Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE MALL URBAN RENEWAL (70012)
 IF Taxing District Name: MUSCATINE CITY/MUSCATINE SCH/MUSC FIRE MUSC MALL UR TIF INCREM
 IF Taxing District Inc. Number: 70156
 IF Taxing District Base Year: 0
 FY TIF Revenue First Received: 2010
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 automatically ends: 2029

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2006

IF Taxing District Value by Class - 1/1/2013 for FY 2015

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	12,152,250	0	0	0	12,152,250	0	12,152,250
Exemptable	0	0	11,544,641	0	0	0	11,544,641	0	11,544,641
Homestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2015	9,216,520	2,935,730	1,483,949	1,451,781	48,950

FY 2015 TIF Revenue Received: 50,035

Urban Renewal Area Data Collection

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

Urban Renewal Area Creation Date: 11/2003

Urban Renewal 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	6,232,588

Urban Renewal Area Value by Class - 1/1/2013 for FY 2015

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	15,811,740	0	0	0	15,811,740	0	15,811,740
Exempt	0	0	15,021,159	0	0	0	15,021,159	0	15,021,159
Homestead Credits									

IF Sp. Rev. Fund Cash Balance as of 07-01-2014: 23,729 **0** **Amount of 07-01-2014 Cash Balance Restricted for LMI**

IF Revenue: 210,185
 IF Sp. Revenue Fund Interest: 86
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 210,271

Rebate Expenditures: 196,259
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 196,259

IF Sp. Rev. Fund Cash Balance as of 06-30-2015: 37,741 **0** **Amount of 06-30-2015 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:	3,903,180
Interest:	0
Total:	3,903,180
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:	196,259
Rebate Paid To:	VMI Northport Commons LLC
Applied To Debt:	Cedar Development Rebate
Applied To Project:	Cedar Development Dev Agreement
Projected Final FY of Rebate:	2019

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IF Taxing District Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY NORTHEAST CEDAR DEVELOPMENT URBAN RENEWAL (0013)
 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: 0
 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 - 1/1/2013 for FY 2015

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	15,811,740	0	0	0	15,811,740	0	15,811,740
Exempt	0	0	15,021,159	0	0	0	15,021,159	0	15,021,159
Homestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2015	3,413,340	12,398,400	6,232,588	6,165,812	207,895

FY 2015 TIF Revenue Received: 210,185

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	0

Urban Renewal Area Value by Class - 1/1/2013 for FY 2015

	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 07-01-2014: 3,879 **0** **Amount of 07-01-2014 Cash Balance Restricted for LMI**

IF Revenue:	0
IF Sp. Revenue Fund Interest:	4
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	4
Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	0

IF Sp. Rev. Fund Cash Balance as of 06-30-2015: 3,883 **0** **Amount of 06-30-2015 Cash Balance Restricted for LMI**

Projects For MUSCATINE CITY HEINZ INDUSTRIAL URBAN RENEWAL

L.J. Heinz Development Agreement

description:	Payments to H.J. Heinz
classification:	Industrial/manufacturing property
physically Complete:	Yes
payments Complete:	No

L.J. Heinz Dev Agreement 2-20-14

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:	399,322
Interest:	0
Total:	399,322
Annual Appropriation?:	No
Date Incurred:	06/17/2010
Year of Last Payment:	2026

L.J. Heinz Rebate

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

Rebates For MUSCATINE CITY HEINZ INDUSTRIAL URBAN RENEWAL

Heinz Plant 1357 Isett Avenue

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

Heinz Plant 1357 Isett Avenue

IF Expenditure Amount: 0
Rebate Paid To: H.J. Heinz Company LP
Applied To Debt: H.J. Heinz Rebate
Applied 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
Agreement Began:	06/17/2010
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.
Agreement Began:	02/20/2014
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 15. 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 2015

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: 0
 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

IF Taxing District Value by Class - 1/1/2013 for FY 2015

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0		0
Exemptable	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 2015	11,123,480	0	0	0	0

FY 2015 TIF Revenue Received: 0

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.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MUSCATINE CITY/MUSC SCH/MUSC FIRE/FRIDLEY UR INCREM	70185	70186	0

Urban Renewal Area Value by Class - 1/1/2013 for FY 2015

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

IF Sp. Rev. Fund Cash Balance as of 07-01-2014: 0 **Amount of 07-01-2014 Cash Balance Restricted for LMI** 0

IF Revenue: 0
 IF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 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 06-30-2015: 0 **Amount of 06-30-2015 Cash Balance Restricted for LMI** 0

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.
Applied To Debt:	R.L. Fridley Theaters Inc. Rebate
Applied To Project:	Fridley Theaters Dev Agreement
Projected Final FY of Rebate:	2030

Jobs For 2012 ADDITION FRIDLEY THEATERS

Project:	Fridley Theaters Dev Agreement
Company Name:	R.L. Fridley Theatres, Inc. and Fridley Properties, LLC
Agreement Began:	06/21/2012
Agreement Ends:	06/30/2030
Number of Jobs Created or Retained:	20
Total Annual Wages of Required Jobs:	175,000
Total Estimated Private Capital Investment:	4,000,000
Total Estimated Cost of Public Infrastructure:	1,553,228

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 2015

IF Taxing District Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: 2012 ADDITION FRIDLEY THEATERS (70016)
 IF Taxing District Name: MUSCATINE CITY/MUSC SCH/MUSC FIRE/FRIDLEY UR INCREM
 IF Taxing District Inc. Number: 70186
 IF Taxing District Base Year: 0
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

IF Taxing District Value by Class - 1/1/2013 for FY 2015

	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									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2015	151,590	0	0	0	0

FY 2015 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: Iowa Reinvestment District Project
 R Area Number: 70900

R Area Creation Date: 12/2014

R Area Purpose: To provide economic development assistance to develop a new downtown hotel and conference center. The Hotel project will add diversity and generate new opportunities and benefits for Muscatine and Iowa economies including creating new jobs.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
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Urban Renewal Area Value by Class - 1/1/2013 for FY 2015

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

IF Sp. Rev. Fund Cash Balance as of 07-01-2014: 0 0 **Amount of 07-01-2014 Cash Balance Restricted for LMI**

IF Revenue: 0
 IF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 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 06-30-2015: 0 0 **Amount of 06-30-2015 Cash Balance Restricted for LMI**

Projects For Iowa Reinvestment District Project

Overview Hotel Development Project

Description:	Hotel and Conference Facility
Classification:	Commercial - hotels and conference centers
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For Iowa Reinvestment District Project

i-State Economic Development Loan Local Match

Debt/Obligation Type:	Internal Loans
Principal:	67,500
Interest:	0
Total:	67,500
Annual Appropriation?:	No
Date Incurred:	03/19/2015
Year of Last Payment:	2019

Overview Hotel Development Agreement

Debt/Obligation Type:	Rebates
Principal:	6,000,000
Interest:	0
Total:	6,000,000
Annual Appropriation?:	Yes
Date Incurred:	12/18/2014
Year of Last Payment:	2038

Jobs For Iowa Reinvestment District Project

Project:	Riverview Hotel Development Project
Company Name:	Riverview Hotel Development
Agreement Began:	12/18/2014
Agreement Ends:	06/01/2038
Number of Jobs Created or Retained:	70
Total Annual Wages of Required Jobs:	1,888,000
Total Estimated Private Capital Investment:	41,000,000
Total Estimated Cost of Public Infrastructure:	0

Development agreement provides that developer will "trigger" the date for rebate payments to begin. The dates shown are projected dates for the rebates under this agreement.

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2015