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FINANCE & RECORDS

MEMO

To: Gregg Mandsager, City Administrator
From: Nancy A. Lueck, Finance Director
Date: October 28, 2016
Re: Request to Approve Annual Urban Renewal Report for FY 2015/2016

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 2015/2016.

Report Summary:

The City of Muscatine had nine active urban renewal (UR) areas in 2015/2016 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 2015/2016 the City paid a total of \$950,955 in TIF rebates to eight businesses. Debt payments on TIF Revenue and general obligation bonds totaled \$373,515. Payments on internal advances for administrative costs, the GMCCI economic development grant, the small business forgivable loan program, and the second payment on the Weed Park Maintenance building, totaled \$619,500. TIF revenues for the year totaled \$1,961,342. The ending fund balances for each of the UR tax increment funds totaled \$1,012,673 and the computed TIF debt outstanding as of June 30, 2016 totaled to \$26,576,039. 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 3, 2016 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 2015 - 2016

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	4
MUSCATINE CITY SOUTHEND URBAN RENEWAL	70006	12
MUSCATINE MALL URBAN RENEWAL	70012	1
MUSCATINE CITY NORTHEAST CEDAR DEVELOPMENT URBAN RENEWAL	70013	1
MUSCATINE CITY HEINZ INDUSTRIAL URBAN RENEWAL	70014	2
MUSCATINE CITY FRIDLEY THEATRES URBAN RENEWAL	70016	1
IOWA REINVESTMENT DISTRICT PROJECT	70018	0

TIF Debt Outstanding: 29,532,682

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:	916,481	0	Amount of 07-01-2015 Cash Balance Restricted for LMI
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TIF Revenue:	1,961,342
TIF Sp. Revenue Fund Interest:	1,568
Property Tax Replacement Claims	77,252
Asset Sales & Loan Repayments:	0
Total Revenue:	2,040,162

Rebate Expenditures:	950,955
Non-Rebate Expenditures:	993,015
Returned to County Treasurer:	0
Total Expenditures:	1,943,970

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:	1,012,673	0	Amount of 06-30-2016 Cash Balance Restricted for LMI
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Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 26,576,039

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	3,009,371

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	3,738,280	4,435,370	0	0	8,173,650	0	8,173,650
Taxable	0	0	3,364,452	3,991,833	0	0	7,356,285	0	7,356,285
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015: **31,852** **0** **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue:	211,357
TIF Sp. Revenue Fund Interest:	125
Property Tax Replacement Claims	2,950
Asset Sales & Loan Repayments:	0
Total Revenue:	214,432

Rebate Expenditures:	0
Non-Rebate Expenditures:	208,450
Returned to County Treasurer:	0
Total Expenditures:	208,450

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016: **37,834** **0** **Amount of 06-30-2016 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 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 Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For MUSCATINE CITY DOWNTOWN URBAN RENEWAL

6-1-2010 General Obligation Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	940,000
Interest:	87,500
Total:	1,027,500
Annual Appropriation?:	No
Date Incurred:	06/01/2010
FY of Last Payment:	2020

Non-Rebates For MUSCATINE CITY DOWNTOWN URBAN RENEWAL

TIF Expenditure Amount: 208,450
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

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2016

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 - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	3,738,280	4,435,370	0	0	8,173,650	0	8,173,650
Taxable	0	0	3,364,452	3,991,833	0	0	7,356,285	0	7,356,285
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	1,472,270	6,701,380	3,009,371	3,692,009	125,289

FY 2016 TIF Revenue Received: 211,357

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	3,218,886

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	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	3,218,886	0	0	0	3,218,886	0	3,218,886
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015: 0 0 **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue:	0
TIF 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

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016: 0 0 **Amount of 06-30-2016 Cash Balance Restricted for LMI**

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2016

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	
TIF Taxing District Base Year:	1973	UR Designation
FY TIF Revenue First Received:	1981	Slum No
Subject to a Statutory end date?	No	Blighted 12/1971
		Economic Development No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	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	3,218,886	0	0	0	3,218,886	0	3,218,886
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	270,710	3,218,886	3,218,886	0	0

FY 2016 TIF Revenue Received: 0

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	5,175,729
MUSCATINE CITY AG/MUSCATINE SCH/MUSCATINE FD/NORTHEAST UR TIF INCREM	70090	70110	26,039
MUSCATINE CITY/MUSC SCH/MUSC FIRE/NORTHEAST 10 UR TIF INCREM	70183	70184	2,247,350
MUSCATINE CITY/MUSC SCH/MUSC FIRE/NORTHEAST 12 UR TIF INCREM	70193	70194	917,350

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	58,250	0	13,932,890	5,750,810	0	0	19,741,950	0	19,741,950
Taxable	26,039	0	12,539,601	5,175,729	0	0	17,741,369	0	17,741,369
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015: **2,940** **0** **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 283,632
 TIF Sp. Revenue Fund Interest: 126
 Property Tax Replacement Claims: 19,269
 Asset Sales & Loan Repayments: 0
Total Revenue: 303,027

Rebate Expenditures: 20,328
 Non-Rebate Expenditures: 265,000
 Returned to County Treasurer: 0
Total Expenditures: 285,328

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016: **20,639** **0** **Amount of 06-30-2016 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

Weed Park Maint Bldg

Description:	Consruct 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

Villas at MCC LLC Rebate

Debt/Obligation Type:	Rebates
Principal:	381,255
Interest:	0
Total:	381,255
Annual Appropriation?:	No
Date Incurred:	01/20/2011
FY of Last Payment:	2023

City Loan Advance Park Maint Bldg Construction

Debt/Obligation Type:	Internal Loans
Principal:	315,000
Interest:	0
Total:	315,000
Annual Appropriation?:	No
Date Incurred:	02/20/2014
FY of Last Payment:	2018

Non-Rebates For MUSCATINE CITY NORTHEAST URBAN RENEWAL

TIF Expenditure Amount:	265,000
Tied To Debt:	City Loan Advance Park Maint Bldg Construction
Tied To Project:	Weed Park Maint Bldg

Rebates For MUSCATINE CITY NORTHEAST URBAN RENEWAL

MCC Owned Property off Colorado Street

TIF Expenditure Amount:	20,328
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

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2016

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 - 1/1/2014 for FY 2016

	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
Taxable	0	0	0	5,175,729	0	0	5,175,729	0	5,175,729
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	7,280	5,175,729	5,175,729	0	0

FY 2016 TIF Revenue Received: 175,639

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 - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	58,250	0	0	0	0	0	58,250	0	58,250
Taxable	26,039	0	0	0	0	0	26,039	0	26,039
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	17,170	26,039	26,039	0	0

FY 2016 TIF Revenue Received: 626

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: 2011
 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 - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	3,466,200	0	0	0	3,466,200	0	3,466,200
Taxable	0	0	3,119,580	0	0	0	3,119,580	0	3,119,580
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	1,218,850	2,247,350	2,247,350	0	0

FY 2016 TIF Revenue Received: 76,264

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 12 UR TIF INCREM
 TIF Taxing District Inc. Number: 70194
 TIF Taxing District Base Year: 2012
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	10,466,690	0	0	0	10,466,690	0	10,466,690
Taxable	0	0	9,420,021	0	0	0	9,420,021	0	9,420,021
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	9,549,340	917,350	917,350	0	0

FY 2016 TIF Revenue Received: 31,103

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	8,747,701
MUSCATINE CITY AG/MUSCATINE SCH/MUSCATINE FD/REV SOUTH END TIF INCREM	70079	70109	262,465
MUSCATINE CITY/MUSCATINE SCH/MUSC FIRE/UR SE UR ROBISON TIF INCREM	70132	70133	0
MUSCATINE CITY/LOUISA-MUSCATINE SCH/MUSC FIRE/REV SE UR 03 TIF INCREM	70134	70135	3,108,009
MUSCATINE CITY AG/LOUISA-MUSCATINE SCH/MUSCATINE FIRE/SE UR 03 TIF INCREM	70136	70137	184,800
MUSCATINE CITY AG/MUSCATINE SCH/MUSCATINE FIRE/REV SE 03 UR TIF INCREM	70138	70139	363,665
MUSCATINE CITY/MUSCATINE SCH/MUSC FIRE/REV SE UR 03 TIF INCREM	70140	70141	501,608
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
MUSCATINE CITY/MUSC SCH/MUSC FIRE/REV SE W-VIEW UR TIF INCREM	70191	70192	16,200,000

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	2,242,690	31,540,740	43,178,890	31,567,110	0	-72,228	108,457,202	0	108,457,202
Taxable	1,002,534	17,578,741	38,861,001	28,410,399	0	-72,228	85,780,447	0	85,780,447
Homestead Credits									201

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015: **830,425** **0** **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 1,154,348
 TIF Sp. Revenue Fund Interest: 1,211
 Property Tax Replacement Claims: 55,033
 Asset Sales & Loan Repayments: 0
Total Revenue: 1,210,592

Rebate Expenditures: 637,876
 Non-Rebate Expenditures: 519,565
 Returned to County Treasurer: 0
Total Expenditures: 1,157,441

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016: **883,576** **0** **Amount of 06-30-2016 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 Convencience 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 Program
Classification:	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:	Yes
Payments Complete:	No

Union Tank Car Company Development Agreement

Description:	Payments to Union Tank Car Company
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For MUSCATINE CITY SOUTHEND URBAN RENEWAL

TIF Revenue Bonds 6-24-04

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	810,000
Interest:	166,195
Total:	976,195
Annual Appropriation?:	No
Date Incurred:	06/24/2004
FY of Last Payment:	2021

Musco Sport Lighting Rebate

Debt/Obligation Type:	Rebates
Principal:	1,065,478
Interest:	0
Total:	1,065,478
Annual Appropriation?:	No
Date Incurred:	04/03/2003
FY of Last Payment:	2020

Curry's Transportation Rebate

Debt/Obligation Type:	Rebates
Principal:	229,179
Interest:	0
Total:	229,179
Annual Appropriation?:	No
Date Incurred:	07/16/2009
FY of Last Payment:	2020

Newcomb Properties Rebate

Debt/Obligation Type:	Rebates
Principal:	58,661
Interest:	0
Total:	58,661
Annual Appropriation?:	No
Date Incurred:	07/16/2009
FY of Last Payment:	2020

A&E Convenience Rebate

Debt/Obligation Type:	Rebates
Principal:	29,777
Interest:	0
Total:	29,777
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

Small Business Forgivable Loan Program

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

Administrative Expenses

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

Chamber Economic Development Grant

Debt/Obligation Type:	Internal Loans
Principal:	38,000
Interest:	0
Total:	38,000
Annual Appropriation?:	No
Date Incurred:	11/06/2014
FY of Last Payment:	2016

Administrative Expenses

Debt/Obligation Type:	Internal Loans
Principal:	142,100
Interest:	0
Total:	142,100
Annual Appropriation?:	No
Date Incurred:	11/05/2015
FY of Last Payment:	2017

Chamber Economic Development Grant

Debt/Obligation Type:	Internal Loans
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Principal:	38,000
Interest:	0
Total:	38,000
Annual Appropriation?:	No
Date Incurred:	11/05/2015
FY of Last Payment:	2017

Union Tank Car Co Rebate

Debt/Obligation Type:	Rebates
Principal:	45,000
Interest:	0
Total:	45,000
Annual Appropriation?:	Yes
Date Incurred:	10/15/2015
FY of Last Payment:	2027

Wal-View Developments #2 Rebate

Debt/Obligation Type:	Rebates
Principal:	2,000,000
Interest:	0
Total:	2,000,000
Annual Appropriation?:	Yes
Date Incurred:	12/18/2014
FY of Last Payment:	2027

Small Business Forgivable Loan Program

Debt/Obligation Type:	Internal Loans
Principal:	100,000
Interest:	0
Total:	100,000
Annual Appropriation?:	No
Date Incurred:	11/05/2015
FY of Last Payment:	2017

Non-Rebates For MUSCATINE CITY SOUTHEND URBAN RENEWAL

TIF Expenditure Amount:	165,065
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:	116,500
Tied To Debt:	Administrative Expenses
Tied To Project:	Administrative Expenses
TIF Expenditure Amount:	38,000
Tied To Debt:	Chamber Economic Development Grant
Tied To Project:	Chamber Economic Development Grant
TIF Expenditure Amount:	200,000
Tied To Debt:	Small Business Forgivable Loan Program
Tied To Project:	Small Business Forgivable Loan Program

Rebates For MUSCATINE CITY SOUTHEND URBAN RENEWAL

2107 Stewart Road

TIF Expenditure Amount: 86,653
 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: 0
 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: 6,788
 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: 2,680
 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

4815 55th Ave West

TIF Expenditure Amount: 541,755
 Rebate Paid To: Wal-View Developments
 Tied To Debt: Wal-View Developments Rebate
 Tied To Project: Wal-View Developments Dev.
 Agreement
 Projected Final FY of Rebate: 2025

Jobs For MUSCATINE CITY SOUTHEND URBAN RENEWAL

Project:	Wal-View Developments Dev. Agreement
Company Name:	Wal-View Developments Limited Company/GSTC Logistics
Date Agreement Began:	06/20/2013
Date Agreement Ends:	06/30/2025
Number of Jobs Created or Retained:	25
Total Annual Wages of Required Jobs:	750,000
Total Estimated Private Capital Investment:	18,000,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Wal-View Developments Development Agreement Project #2
Company Name:	Wal-View Developments Limited Company/GSTC Logistics
Date Agreement Began:	12/18/2014
Date Agreement Ends:	06/30/2027
Number of Jobs Created or Retained:	12
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	9,000,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Union Tank Car Company Development Agreement
Company Name:	Union Tank Car Company
Date Agreement Began:	10/15/2015
Date Agreement Ends:	06/30/2027
Number of Jobs Created or Retained:	30
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	1,905,000
Total Estimated Cost of Public Infrastructure:	0

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2016

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 - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	5,507,950	13,545,150	9,992,550	0	-12,964	29,032,686	0	29,032,686
Taxable	0	3,069,773	12,190,635	8,993,295	0	-12,964	24,240,739	0	24,240,739
Homestead Credits									52

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	15,687,727	13,357,923	8,747,701	4,610,222	156,448

FY 2016 TIF Revenue Received: 284,864

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 - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	587,140	0	0	0	0	0	587,140	0	587,140
Taxable	262,465	0	0	0	0	0	262,465	0	262,465
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	143,965	262,465	262,465	0	0

FY 2016 TIF Revenue Received: 4,916

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 - 1/1/2014 for FY 2016

	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 2016	15,912	0	0	0	0

FY 2016 TIF Revenue Received: 0

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: 2002
 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 - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	19,645,770	6,942,630	7,052,120	0	-44,448	33,596,072	0	33,596,072
Taxable	0	10,949,271	6,248,367	6,346,908	0	-44,448	23,500,098	0	23,500,098
Homestead Credits									120

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	28,894,995	4,745,525	3,108,009	1,637,516	52,254

FY 2016 TIF Revenue Received: 91,253

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:	2002	UR Designation
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 - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	413,400	0	0	0	0	0	413,400	0	413,400
Taxable	184,800	0	0	0	0	0	184,800	0	184,800
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	99,855	184,800	184,800	0	0

FY 2016 TIF Revenue Received: 3,294

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:	2002	UR Designation
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 - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,242,150	0	0	0	0	0	1,242,150	0	1,242,150
Taxable	555,269	0	0	0	0	0	555,269	0	555,269
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	294,860	555,269	363,665	191,604	4,611

FY 2016 TIF Revenue Received: 10,934

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:	2002	UR Designation
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 - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	6,387,020	2,053,420	7,353,340	0	-14,816	15,778,964	0	15,778,964
Taxable	0	3,559,697	1,848,078	6,618,006	0	-14,816	12,010,965	0	12,010,965
Homestead Credits									29

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	15,027,890	765,890	501,608	264,282	8,968

FY 2016 TIF Revenue Received: 32,189

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:	2002	UR Designation
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 - 1/1/2014 for FY 2016

	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	6,452,190	0	0	6,452,190	0	6,452,190
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	2,885,090	4,284,010	4,284,010	0	0

FY 2016 TIF Revenue Received: 145,378

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:	2008
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 - 1/1/2014 for FY 2016

	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	1,278,729	0	0	0	1,278,729	0	1,278,729
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	1,014,010	406,800	406,800	0	0

FY 2016 TIF Revenue Received: 13,805

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:	2008
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 - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	642,400	0	0	0	642,400	0	642,400
Taxable	0	0	578,160	0	0	0	578,160	0	578,160
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	318,560	323,840	323,840	0	0

FY 2016 TIF Revenue Received: 10,989

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

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	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	517,032	0	0	0	517,032	0	517,032
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	368,840	205,640	205,640	0	0

FY 2016 TIF Revenue Received: 6,978

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 W-VIEW UR TIF INCREM
 TIF Taxing District Inc. Number: 70192

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

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	18,000,000	0	0	0	18,000,000	0	18,000,000
Taxable	0	0	16,200,000	0	0	0	16,200,000	0	16,200,000
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	178,270	16,200,000	16,200,000	0	0

FY 2016 TIF Revenue Received: 549,748

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	1,334,626

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	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
Taxable	0	0	10,937,025	0	0	0	10,937,025	0	10,937,025
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015: **9,640** **0** **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue:	45,291
TIF Sp. Revenue Fund Interest:	35
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	45,326

Rebate Expenditures:	42,033
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	42,033

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016: **12,933** **0** **Amount of 06-30-2016 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:	5,216,296
Interest:	0
Total:	5,216,296
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:	42,033
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 - 1/1/2014 for FY 2016

	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
Taxable	0	0	10,937,025	0	0	0	10,937,025	0	10,937,025
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	9,216,520	2,935,730	1,334,626	1,601,104	54,334

FY 2016 TIF Revenue Received: 45,291

Urban Renewal Area Data Collection

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

UR Area Creation Date: 11/2003

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

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MUSCATINE CITY/MUSCATINE SCH/MUSCATINE FIRE/NE UR CEDAR TIF INCREM	70145	70146	5,635,089

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	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
Taxable	0	0	14,230,566	0	0	0	14,230,566	0	14,230,566
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015: 37,741 0 **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue:	191,227
TIF Sp. Revenue Fund Interest:	63
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	191,290

Rebate Expenditures:	182,958
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	182,958

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016: 46,073 0 **Amount of 06-30-2016 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:	3,706,919
Interest:	0
Total:	3,706,919
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:	182,958
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

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 - 1/1/2014 for FY 2016

	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
Taxable	0	0	14,230,566	0	0	0	14,230,566	0	14,230,566
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	3,413,340	12,398,400	5,635,089	6,763,311	229,514

FY 2016 TIF Revenue Received: 191,227

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
MUSCATINE CITY/MUSC SCH/MUSC FIRE/HEINZ 2014 UR TIF INCREM	70189	70190	0

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	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 07-01-2015: **3,883** **0** **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	5
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	5

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

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016: **3,888** **0** **Amount of 06-30-2016 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:	Yes
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

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2016

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 - 1/1/2014 for FY 2016

	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 2016	11,123,480	0	0	0	0

FY 2016 TIF Revenue Received: 0

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 2014 UR TIF INCREM
 TIF Taxing District Inc. Number: 70190
 TIF Taxing District Base Year: 2014
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	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 2016	9,843,960	0	0	0	0

FY 2016 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY FRIDLEY THEATRES URBAN RENEWAL
 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 No.	Increment No.	Increment Value Used
MUSCATINE CITY/MUSC SCH/MUSC FIRE/FRIDLEY UR INCREM	70185	70186	2,224,377

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	2,600,790	0	0	0	2,600,790	0	2,600,790
Taxable	0	0	2,340,711	0	0	0	2,340,711	0	2,340,711
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015: 0 0 **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue:	75,487
TIF Sp. Revenue Fund Interest:	3
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	75,490

Rebate Expenditures:	67,760
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	67,760

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016: 7,730 0 **Amount of 06-30-2016 Cash Balance Restricted for LMI**

Projects For MUSCATINE CITY FRIDLEY THEATRES URBAN RENEWAL

Fridley Theaters Dev Agreement

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

Debts/Obligations For MUSCATINE CITY FRIDLEY THEATRES URBAN RENEWAL

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 MUSCATINE CITY FRIDLEY THEATRES URBAN RENEWAL

3611 Palms Driver

TIF Expenditure Amount:	67,760
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

Jobs For MUSCATINE CITY FRIDLEY THEATRES URBAN RENEWAL

Project:	Fridley Theaters Dev Agreement
Company Name:	R.L. Fridley Theatres, Inc. and Fridley Properties, LLC
Date Agreement Began:	06/21/2012
Date 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

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2016

TIF Taxing District Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY FRIDLEY THEATRES URBAN RENEWAL (70016)
 TIF Taxing District Name: MUSCATINE CITY/MUSC SCH/MUSC FIRE/FRIDLEY UR INCREM
 TIF Taxing District Inc. Number: 70186
 TIF Taxing District Base Year: 2011
 FY TIF Revenue First Received: 2015
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2034

	UR Designation
Slum	No
Blighted	No
Economic Development	06/2012

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	2,600,790	0	0	0	2,600,790	0	2,600,790
Taxable	0	0	2,340,711	0	0	0	2,340,711	0	2,340,711
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	148,920	2,340,711	2,224,377	116,334	3,948

FY 2016 TIF Revenue Received: 75,487

Urban Renewal Area Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: IOWA REINVESTMENT DISTRICT PROJECT
 UR Area Number: 70018
 UR Area Creation Date: 12/2014

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.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

Base No. Increment No. Increment Value Used

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	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 07-01-2015:

0

0

Amount of 07-01-2015 Cash Balance Restricted for LMI

TIF Revenue:	0
TIF 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

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:

0

0

Amount of 06-30-2016 Cash Balance Restricted for LMI

Projects For IOWA REINVESTMENT DISTRICT PROJECT

Riverview 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

Bi-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
FY of Last Payment:	2019

Riverview 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
FY of Last Payment:	2038

Jobs For IOWA REINVESTMENT DISTRICT PROJECT

Project:	Riverview Hotel Development Project
Company Name:	Riverview Hotel Development
Date Agreement Began:	12/18/2014
Date 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

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2016