



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

FINANCE & RECORDS

MEMO

To: Gregg Mandsager, City Administrator
From: Nancy A. Lueck, Finance Director
Date: October 10, 2018
Re: Request to Approve Annual Urban Renewal Report for FY 2017/2018

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 2017/2018.

Report Summary:

The City of Muscatine had eleven active urban renewal (UR) areas in 2017/2018 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, (9) the Iowa Reinvestment District area, (10) the North University district, and (11) the WDS (White Distribution) 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 2017/2018 the City paid a total of \$1,386,271 in TIF rebates to ten businesses. Debt payments on TIF revenue and general obligation bonds totaled \$364,605. Payments on internal advances for administrative costs, the GMCCI economic development grant, the small business forgivable loan program, the Housing Demand Study, and the Community Marketing Study, totaled \$343,900. TIF revenues for the year totaled \$2,074,119. The ending fund balances for each of the UR tax increment funds totaled \$1,083,774 and the computed net TIF debt outstanding as of June 30, 2018 totaled to \$23,182,708. 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 October 18, 2018 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

Annual Urban Renewal Report, Fiscal Year 2017 - 2018

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	5
MUSCATINE CITY SOUTHEND URBAN RENEWAL	70006	13
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
MUSCATINE CITY RIVERVIEW REINVESTMENT DISTRICT URBAN RENEWAL	70018	1
MUSCATINE CITY NORTH UNIVERSITY URBAN RENEWAL	70019	0
MUSCATINE CITY WDS URBAN RENEWAL AREA	70020	0

TIF Debt Outstanding: **26,361,258**

TIF Sp. Rev. Fund Cash Balance **Amount of 07-01-2017 Cash Balance**
as of 07-01-2017: **1,085,581** **0** **Restricted for LMI**

TIF Revenue:	2,074,119
TIF Sp. Revenue Fund Interest:	14,851
Property Tax Replacement Claims	3,999
Asset Sales & Loan Repayments:	0
Total Revenue:	2,092,969

Rebate Expenditures:	1,386,271
Non-Rebate Expenditures:	708,505
Returned to County Treasurer:	0
Total Expenditures:	2,094,776

TIF Sp. Rev. Fund Cash Balance **Amount of 06-30-2018 Cash Balance**
as of 06-30-2018: **1,083,774** **0** **Restricted for LMI**

**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance:** **23,182,708**

Urban Renewal Area Data Collection

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

UR Area Creation Date: 07/1994

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

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
MUSCATINE CITY/MUSCATINE SCH/MUSCATINE FD/REV DOWNTOWN UR TIF INCREM	70085	70108	2,488,926

Urban Renewal Area Value by Class - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	3,793,330	4,950,010	0	0	8,743,340	0	8,743,340
Taxable	0	0	3,413,997	4,455,009	0	0	7,869,006	0	7,869,006
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2017:

49,015

Amount of 07-01-2017 Cash Balance Restricted for LMI

TIF Revenue: 199,136
 TIF Sp. Revenue Fund Interest: 1,726
 Property Tax Replacement Claims 3,999
 Asset Sales & Loan Repayments: 0
Total Revenue: **204,861**

Rebate Expenditures: 0
 Non-Rebate Expenditures: 202,650
 Returned to County Treasurer: 0
Total Expenditures: **202,650**

TIF Sp. Rev. Fund Cash Balance as of 06-30-2018: **51,226**

Amount of 06-30-2018 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
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
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:	580,000
Interest:	36,000
Total:	616,000
Annual Appropriation?:	No
Date Incurred:	06/01/2010
FY of Last Payment:	2020

Non-Reserves For MUSCATINE CITY DOWNTOWN URBAN RENEWAL

TIF Expenditure Amount:	202,650
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

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2018

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

TIF Taxing District Value by Class - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	3,793,330	4,950,010	0	0	8,743,340	0	8,743,340
Taxable	0	0	3,413,997	4,455,009	0	0	7,869,006	0	7,869,006
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	1,472,270	7,271,070	2,488,926	4,782,144	157,332

FY 2018 TIF Revenue Received: 199,136

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

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

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
MUSCATINE CITY/MUSCATINE SCH/MUSCATINE FIRE/SECO UR TIF INCREM	70059	70097	3,563,901

Urban Renewal Area Value by Class - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	3,959,890	0	0	0	3,959,890	0	3,959,890
Taxable	0	0	3,563,901	0	0	0	3,563,901	0	3,563,901
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance
as of 07-01-2017:**

0

**Amount of 07-01-2017 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 06-30-2018:**

0

**Amount of 06-30-2018 Cash Balance
Restricted for LMI**

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2018

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 Blighted Economic Development
Subject to a Statutory end date?	No	12/1971 No

TIF Taxing District Value by Class - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	3,959,890	0	0	0	3,959,890	0	3,959,890
Taxable	0	0	3,563,901	0	0	0	3,563,901	0	3,563,901
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	270,710	3,563,901	3,563,901	0	0

FY 2018 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	243,007
MUSCATINE CITY AG/MUSCATINE SCH/MUSCATINE FD/NORTHEAST UR TIF INCREM	70090	70110	27,664
MUSCATINE CITY/MUSC SCH/MUSC FIRE/NORTHEAST 10 UR TIF INCREM	70183	70184	108,365
MUSCATINE CITY/MUSC SCH/MUSC FIRE/NORTHEAST 12 UR TIF INCREM	70193	70194	71,927
MUSCATINE CITY/MUSC SCH/MUSC FIRE/NE UR HARRISON INCREM	70212	70213	0

Urban Renewal Area Value by Class - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	58,240	0	13,002,680	5,464,120	0	0	19,823,040	0	19,823,040
Taxable	27,664	0	11,702,412	4,917,708	0	0	17,718,634	0	17,718,634
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance
as of 07-01-2017:**

14,569

**Amount of 07-01-2017 Cash Balance
Restricted for LMI**

TIF Revenue:	13,917
TIF Sp. Revenue Fund Interest:	363
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	14,280

Rebate Expenditures:	8,808
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	8,808

TIF Sp. Rev. Fund Cash Balance as of 06-30-2018:	20,041	0	Amount of 06-30-2018 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

Harrison Lofts Dev Agreement

Description:	Payments to Harrison Lofts
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For MUSCATINE CITY NORTHEAST URBAN RENEWAL

Villas at MCC LLC Rebate

Debt/Obligation Type:	Rebates
Principal:	341,969
Interest:	0
Total:	341,969
Annual Appropriation?:	No
Date Incurred:	01/20/2011
FY of Last Payment:	2023

Harrison Lofts Rebate

Debt/Obligation Type:	Rebates
Principal:	675,000
Interest:	0
Total:	675,000
Annual Appropriation?:	Yes
Date Incurred:	10/20/2016
FY of Last Payment:	2034

Non-Residencies For MUSCATINE CITY NORTHEAST URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	Harrison Lofts Rebate
Tied To Project:	Harrison Lofts Dev Agreement

Rebates For MUSCATINE CITY NORTHEAST URBAN RENEWAL

MCC Owned Property off Colorado Street

TIF Expenditure Amount:	8,808
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

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2018

▲ Annual Urban Renewal Report, Fiscal Year 2017 - 2018

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 - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	5,464,120	0	0	5,464,120	0	5,464,120
Taxable	0	0	0	4,917,708	0	0	4,917,708	0	4,917,708
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	7,280	4,917,708	243,007	4,674,701	153,797

FY 2018 TIF Revenue Received: 7,995

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 - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	58,240	0	0	0	0	0	58,240	0	58,240
Taxable	27,664	0	0	0	0	0	27,664	0	27,664
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	17,170	27,664	27,664	0	0

FY 2018 TIF Revenue Received: 635

▲ Annual Urban Renewal Report, Fiscal Year 2017 - 2018

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 - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	2,113,830	0	0	0	3,411,830	0	3,411,830
Taxable	0	0	1,902,447	0	0	0	2,973,297	0	2,973,297
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	1,218,850	2,192,980	108,365	2,084,615	68,583

FY 2018 TIF Revenue Received: 2,923

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 - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	10,888,850	0	0	0	10,888,850	0	10,888,850
Taxable	0	0	9,799,965	0	0	0	9,799,965	0	9,799,965
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	9,433,280	1,455,570	71,927	1,383,643	45,522

FY 2018 TIF Revenue Received: 2,364

▲ Annual Urban Renewal Report, Fiscal Year 2017 - 2018

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/NE UR HARRISON INCREM	
TIF Taxing District Inc. Number:	70213	
TIF Taxing District Base Year:	2015	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 - 1/1/2016 for FY 2018

	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 2018	114,740	0	0	0	0

FY 2018 TIF Revenue Received: 0

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	7,302,155
MUSCATINE CITY AG/MUSCATINE SCH/MUSCATINE FD/REV SOUTH END TIF INCREM	70079	70109	292,226
MUSCATINE CITY/LOUISA-MUSCATINE SCH/MUSC FIRE/REV SE UR 03 TIF INCREM	70134	70135	2,862,410
MUSCATINE CITY AG/LOUISA-MUSCATINE SCH/MUSCATINE FIRE/SE UR 03 TIF INCREM	70136	70137	206,541
MUSCATINE CITY AG/MUSCATINE SCH/MUSCATINE FIRE/REV SE 03 UR TIF INCREM	70138	70139	333,706
MUSCATINE CITY/MUSCATINE SCH/MUSC FIRE/REV SE UR 03 TIF INCREM	70140	70141	930,200
MUSCATINE CITY/MUSCATINE SCH/MUSC FIRE/UR SE MUSCO TIF INCREM	70147	70148	4,217,550
MUSCATINE CITY/MUSC SCH/MUSC FIRE/REV SE 03 UR CUR TIF INCREM	70163	70164	503,170
MUSCATINE CITY/MUSC SCH/MUSC FIRE/REV SE 03 UR NEW TIF INCREM	70165	70166	462,720
MUSCATINE CITY/MUSC SCH/MUSC FIRE/SE A&E CONV UR TIF INCREM	70181	70182	33,364
MUSCATINE CITY/MUSC SCH/MUSC FIRE/REV SE W-VIEW UR TIF INCREM	70191	70192	19,634,781
MUSCATINE CITY/MUSC SCH/MUSC FIRE/REV SE WAL-VIEW II INCREM	70214	70215	9,212,108
MUSCATINE CITY/MUSC SCH/MUSC FIRE/REV SE UNION TANK INCREM	70216	70217	132,867

Urban Renewal Area Value by Class - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	2,386,030	31,284,350	57,639,260	32,755,290	0	-72,228	126,101,412	0	126,101,412
Taxable	1,133,350	17,813,021	51,875,334	29,479,761	0	-72,228	101,968,927	0	101,968,927
Homestead Credits									207

TIF Sp. Rev. Fund Cash Balance as of 07-01-2017: **918,361** **0** **Amount of 07-01-2017 Cash Balance Restricted for LMI**

TIF Revenue: 1,506,508
 TIF Sp. Revenue Fund Interest: 11,501
 Property Tax Replacement Claims 0
 Asset Sales & Loan Repayments: 0
Total Revenue: **1,518,009**

Rebate Expenditures: 1,040,523
 Non-Rebate Expenditures: 505,855
 Returned to County Treasurer: 0
Total Expenditures: **1,546,378**

TIF Sp. Rev. Fund Cash Balance as of 06-30-2018: **889,992** **0** **Amount of 06-30-2018 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

Annual Allocations for Small Business Forgivable Loan Program	
Description:	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

Community Marketing Study

Description:	Contribution to Chamber for Study
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

Housing Demand Study

Description:	Study to Determine Housing Needs in City
Classification:	Administrative expenses
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:	565,000
Interest:	82,425
Total:	647,425
Annual Appropriation?:	No
Date Incurred:	06/24/2004
FY of Last Payment:	2021

Musco Sports Lighting Rebate

Debt/Obligation Type:	Rebates
Principal:	894,421
Interest:	0
Total:	894,421
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:	44,944
Interest:	0
Total:	44,944
Annual Appropriation?:	No
Date Incurred:	07/16/2009
FY of Last Payment:	2020

A&E Convenience Rebate

Debt/Obligation Type:	Rebates
Principal:	23,086
Interest:	0
Total:	23,086
Annual Appropriation?:	No
Date Incurred:	01/20/2011
FY of Last Payment:	2022

Wal-View Developments Rebate

Debt/Obligation Type:	Rebates
Principal:	3,799,293
Interest:	0
Total:	3,799,293
Annual Appropriation?:	Yes
Date Incurred:	06/30/2013
FY of Last Payment:	2025

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

Administrative Expenses

Debt/Obligation Type:	Internal Loans
Principal:	148,900
Interest:	0
Total:	148,900
Annual Appropriation?:	No
Date Incurred:	11/03/2016
FY of Last Payment:	2018

Chamber Economic Development Grant

Debt/Obligation Type:	Internal Loans
Principal:	38,000
Interest:	0
Total:	38,000
Annual Appropriation?:	No
Date Incurred:	11/03/2016
FY of Last Payment:	2018

Small Business Forgivable Loan Program

Debt/Obligation Type:	Internal Loans
-----------------------	----------------

Principal:	100,000
Interest:	0
Total:	100,000
Annual Appropriation?:	No
Date Incurred:	11/03/2016
FY of Last Payment:	2018

Community Marketing Study

Debt/Obligation Type:	Internal Loans
Principal:	32,000
Interest:	0
Total:	32,000
Annual Appropriation?:	No
Date Incurred:	11/03/2016
FY of Last Payment:	2018

Administrative Expenses

Debt/Obligation Type:	Internal Loans
Principal:	141,333
Interest:	0
Total:	141,333
Annual Appropriation?:	No
Date Incurred:	11/02/2017
FY of Last Payment:	2019

Chamber Economic Development Grant

Debt/Obligation Type:	Internal Loans
Principal:	38,000
Interest:	0
Total:	38,000
Annual Appropriation?:	No
Date Incurred:	11/02/2017
FY of Last Payment:	2019

Small Business Forgivable Loan Program

Debt/Obligation Type:	Internal Loans
Principal:	100,000
Interest:	0
Total:	100,000
Annual Appropriation?:	No
Date Incurred:	11/02/2017
FY of Last Payment:	2019

Housing Demand Study

Debt/Obligation Type:	Internal Loans
Principal:	25,000
Interest:	0
Total:	25,000
Annual Appropriation?:	No

Date Incurred: 11/03/2016
FY of Last Payment: 2018

Housing Demand Study Add'l

Debt/Obligation Type:	Internal Loans
Principal:	7,000
Interest:	0
Total:	7,000
Annual Appropriation?:	No
Date Incurred:	11/02/2017
FY of Last Payment:	2019

Non-Reserves For MUSCATINE CITY SOUTHEND URBAN RENEWAL

TIF Expenditure Amount:	161,955
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:	148,900
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:	100,000
Tied To Debt:	Small Business Forgivable Loan Program
Tied To Project:	Small Business Forgivable Loan Program
TIF Expenditure Amount:	32,000
Tied To Debt:	Community Marketing Study
Tied To Project:	Community Marketing Study
TIF Expenditure Amount:	25,000
Tied To Debt:	Housing Demand Study
Tied To Project:	Housing Demand Study

Rebates For MUSCATINE CITY SOUTHEND URBAN RENEWAL

2107 Stewart Road

TIF Expenditure Amount:	82,308
Rebate Paid To:	Musco Sports Lighting LLC
Tied To Debt:	Musco Sports Lighting Rebate
Tied To Project:	Musco Sports Lighting Dev.
Projected Final FY of Rebate:	Agreement 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.
Projected Final FY of Rebate:	Agreement 2020

3606 Grandview Avenue

TIF Expenditure Amount:	8,171
Rebate Paid To:	Newcomb Properties LLC
Tied To Debt:	Newcomb Properties Rebate
Tied To Project:	Newcomb Properties LLC Dev.
Projected Final FY of Rebate:	Agreement 2020

4701 Highway 61 Sourth

TIF Expenditure Amount:	3,891
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:	642,970
Rebate Paid To:	Wal-View Developments
Tied To Debt:	Wal-View Developments Rebate
Tied To Project:	Wal-View Developments Dev.
Projected Final FY of Rebate:	Agreement 2025

5101 Sevig Street

TIF Expenditure Amount:	299,238
Rebate Paid To:	Wal-View Developments

Tied To Debt:	Wal-View Developments #2 Rebate
Tied To Project:	Wal-View Developments Development Agreement Project #2
Projected Final FY of Rebate:	2027

2603 Dick Drake Way

TIF Expenditure Amount:	3,945
Rebate Paid To:	Union Tank Car Company
Tied To Debt:	Union Tank Car Co Rebate
Tied To Project:	Union Tank Car Company Development Agreement
Projected Final FY of Rebate:	2027

Jobs For MUSCATINE CITY SOUTHEND URBAN RENEWAL

Project:	Wal-View Developments Dev. Agreement
Company Name:	Wal-View Developments Limited
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
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

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2018

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

TIF Taxing District Value by Class - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	5,358,910	12,906,250	6,957,100	0	-14,816	27,213,314	0	27,213,314
Taxable	0	3,051,328	11,615,625	6,261,390	0	-14,816	22,568,372	0	22,568,372
Homestead Credits									53

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	13,340,702	13,887,428	7,302,155	6,585,273	216,654

FY 2018 TIF Revenue Received: 240,249

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

TIF Taxing District Value by Class - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	615,220	0	0	0	0	0	615,220	0	615,220
Taxable	292,226	0	0	0	0	0	292,226	0	292,226
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	143,965	292,226	292,226	0	0

FY 2018 TIF Revenue Received: 4,939

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	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 - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	19,427,130	7,445,640	7,465,450	0	-42,596	34,295,624	0	34,295,624
Taxable	0	11,061,619	6,701,076	6,718,905	0	-42,596	24,439,004	0	24,439,004
Homestead Credits									124

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	28,894,995	5,443,225	2,862,410	2,580,815	82,579

FY 2018 TIF Revenue Received: 91,583

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 - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	434,830	0	0	0	0	0	434,830	0	434,830
Taxable	206,541	0	0	0	0	0	206,541	0	206,541
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	99,855	206,541	206,541	0	0

FY 2018 TIF Revenue Received: 3,353

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 - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,335,980	0	0	0	0	0	1,335,980	0	1,335,980
Taxable	634,583	0	0	0	0	0	634,583	0	634,583
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	306,470	634,583	333,706	300,877	6,898

FY 2018 TIF Revenue Received: 10,725

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 - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	6,498,310	1,923,810	8,232,690	0	-14,816	16,742,834	0	16,742,834
Taxable	0	3,700,074	1,731,429	7,409,421	0	-14,816	12,910,952	0	12,910,952
Homestead Credits									30

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	14,988,760	1,768,890	930,200	838,690	27,593

FY 2018 TIF Revenue Received: 30,601

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 - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	7,102,640	0	0	7,102,640	0	7,102,640
Taxable	0	0	0	6,392,376	0	0	6,392,376	0	6,392,376
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	2,885,090	4,217,550	4,217,550	0	0

FY 2018 TIF Revenue Received: 138,756

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	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 - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,517,180	0	0	0	1,517,180	0	1,517,180
Taxable	0	0	1,365,462	0	0	0	1,365,462	0	1,365,462
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	1,014,010	503,170	503,170	0	0

FY 2018 TIF Revenue Received: 16,554

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

TIF Taxing District Value by Class - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	781,280	0	0	0	781,280	0	781,280
Taxable	0	0	703,152	0	0	0	703,152	0	703,152
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	318,560	462,720	462,720	0	0

FY 2018 TIF Revenue Received: 15,223

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	No
Subject to a Statutory end date?	No	No
		Economic Development 01/2011

TIF Taxing District Value by Class - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	686,250	0	0	0	686,250	0	686,250
Taxable	0	0	617,625	0	0	0	617,625	0	617,625
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	368,840	317,410	33,364	284,046	9,345

FY 2018 TIF Revenue Received: 1,098

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 - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	21,925,670	0	0	0	21,925,670	0	21,925,670
Taxable	0	0	19,733,103	0	0	0	19,733,103	0	19,733,103
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	161,040	19,733,103	19,634,781	98,322	3,235

FY 2018 TIF Revenue Received: 645,979

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 WAL-VIEW II INCREM	
TIF Taxing District Inc. Number:	70215	
TIF Taxing District Base Year:	2015	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 - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	10,453,180	0	0	0	10,453,180	0	10,453,180
Taxable	0	0	9,407,862	0	0	0	9,407,862	0	9,407,862
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	310,200	9,407,862	9,212,108	195,754	6,440

FY 2018 TIF Revenue Received: 303,077

TIF Taxing District Data Collection

Local Government Name:	MUSCATINE (70G653)	
Urban Renewal Area:	MUSCATINE CITY SOUTHENDE URBAN RENEWAL (70006)	
TIF Taxing District Name:	MUSCATINE CITY/MUSC SCH/MUSC FIRE/REV SE UNION TANK INCREM	
TIF Taxing District Inc. Number:	70217	
TIF Taxing District Base Year:	2015	UR Designation
FY TIF Revenue First Received:		No
Subject to a Statutory end date?	No	No
		No

TIF Taxing District Value by Class - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	2,997,410	0	0	2,997,410	0	2,997,410
Taxable	0	0	0	2,697,669	0	0	2,697,669	0	2,697,669
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	2,745,870	251,540	132,867	118,673	3,904

FY 2018 TIF Revenue Received: 4,371

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

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

UR Area Purpose:

Tax Districts within this Urban Renewal Area

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

Base No.	Increment No.	Increment Value Used
70155	70156	0

Urban Renewal Area Value by Class - 1/1/2016 for FY 2018

	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 07-01-2017:

32,139

Amount of 07-01-2017 Cash Balance Restricted for LMI

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 328
 Property Tax Replacement Claims 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 328

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

TIF Sp. Rev. Fund Cash Balance as of 06-30-2018: 32,467

Amount of 06-30-2018 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:	Yes
Payments Complete:	Yes

Debts/Obligations For MUSCATINE MALL URBAN RENEWAL

Administrative and Professional Services

Debt/Obligation Type:	Internal Loans
Principal:	32,467
Interest:	0
Total:	32,467
Annual Appropriation?:	No
Date Incurred:	11/02/2017
FY of Last Payment:	2019

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2018

♦ Annual Urban Renewal Report, Fiscal Year 2017 - 2018

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 - 1/1/2016 for FY 2018

	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 2018	9,216,520	0	0	0	0

FY 2018 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2017 - 2018

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	8,090,120

Urban Renewal Area Value by Class - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	21,379,520	0	0	0	21,379,520	0	21,379,520
Taxable	0	0	19,241,568	0	0	0	19,241,568	0	19,241,568
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2017:

55,546

Amount of 07-01-2017 Cash Balance Restricted for LMI

TIF Revenue:	266,163
TIF Sp. Revenue Fund Interest:	711
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	266,874

Rebate Expenditures:	255,399
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	255,399

TIF Sp. Rev. Fund Cash Balance as of 06-30-2018:

67,021

Amount of 06-30-2018 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:	3,288,704
Interest:	0
Total:	3,288,704
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:	255,399
Rebate Paid To:	VMI Northport Commons LLC
Tied To Debt:	Cedar Development Rebate
Tied To Project:	Cedar Development Dev
Agreement	
Projected Final FY of Rebate:	2019

▲ Annual Urban Renewal Report, Fiscal Year 2017 - 2018

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									
			<table> <thead> <tr> <th style="text-align: right;">UR Designation</th> </tr> </thead> <tbody> <tr> <td>Slum</td> <td style="text-align: right;">No</td> </tr> <tr> <td>Blighted</td> <td style="text-align: right;">No</td> </tr> <tr> <td>Economic Development</td> <td style="text-align: right;">11/2003</td> </tr> </tbody> </table>	UR Designation	Slum	No	Blighted	No	Economic Development	11/2003
UR Designation										
Slum	No									
Blighted	No									
Economic Development	11/2003									

TIF Taxing District Value by Class - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	21,379,520	0	0	0	21,379,520	0	21,379,520
Taxable	0	0	19,241,568	0	0	0	19,241,568	0	19,241,568
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	3,413,340	17,966,180	8,090,120	9,876,060	324,920

FY 2018 TIF Revenue Received: 266,163

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	472,416

Urban Renewal Area Value by Class - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	10,684,280	0	0	10,684,280	0	10,684,280
Taxable	0	0	0	9,615,852	0	0	9,615,852	0	9,615,852
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2017:

5,865

Amount of 07-01-2017 Cash Balance Restricted for LMI

TIF Revenue:	15,542
TIF Sp. Revenue Fund Interest:	86
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	15,628
Rebate Expenditures:	14,764
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	14,764

TIF Sp. Rev. Fund Cash Balance as of 06-30-2018:

6,729

Amount of 06-30-2018 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:	861,000
Interest:	0
Total:	861,000
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:	14,764
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
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

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2018

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 - 1/1/2016 for FY 2018

	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 2018	11,123,480	0	0	0	0

FY 2018 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:	2017
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2036

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2014

TIF Taxing District Value by Class - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	10,684,280	0	0	10,684,280	0	10,684,280
Taxable	0	0	0	9,615,852	0	0	9,615,852	0	9,615,852
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	9,843,960	840,320	472,416	367,904	12,104

FY 2018 TIF Revenue Received: 15,542

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

MUSCATINE CITY/MUSC SCH/MUSC FIRE/FRIDLEY UR INCREM

Base No.	Increment No.	Increment Value Used
70185	70186	2,214,449

Urban Renewal Area Value by Class - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	2,801,820	0	0	0	2,801,820	0	2,801,820
Taxable	0	0	2,521,638	0	0	0	2,521,638	0	2,521,638
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2017:

10,086

Amount of 07-01-2017 Cash Balance Restricted for LMI

TIF Revenue: 72,853

TIF Sp. Revenue Fund Interest: 136

Property Tax Replacement Claims 0

Asset Sales & Loan Repayments: 0

Total Revenue: 72,989

Rebate Expenditures: 66,777

Non-Rebate Expenditures: 0

Returned to County Treasurer: 0

Total Expenditures: 66,777

TIF Sp. Rev. Fund Cash Balance as of 06-30-2018:

16,298

Amount of 06-30-2018 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:	1,359,715
Interest:	0
Total:	1,359,715
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:	66,777
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

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2018

◆ Annual Urban Renewal Report, Fiscal Year 2017 - 2018

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 - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	2,801,820	0	0	0	2,801,820	0	2,801,820
Taxable	0	0	2,521,638	0	0	0	2,521,638	0	2,521,638
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	148,920	2,521,638	2,214,449	307,189	10,106

FY 2018 TIF Revenue Received: 72,853

▲ Annual Urban Renewal Report, Fiscal Year 2017 - 2018

Urban Renewal Area Data Collection

Local Government Name:	MUSCATINE (70G653)
Urban Renewal Area:	MUSCATINE CITY RIVERVIEW REINVESTMENT DISTRICT URBAN RENEWAL
UR Area Number:	70018
UR Area Creation Date:	12/2014
UR 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
MUSCATINE CITY/MUSC SCH/MUSC FIRE/RIVERVIEW HOTEL UR TIF INCREM	70198	70199	0

Urban Renewal Area Value by Class - 1/1/2016 for FY 2018

	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 07-01-2017:

0 0

Amount of 07-01-2017 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 06-30-2018:

0 0

Amount of 06-30-2018 Cash Balance Restricted for LMI

Projects For MUSCATINE CITY RIVERVIEW REINVESTMENT DISTRICT URBAN RENEWAL

Riverview Hotel Development Project

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

Debts/Obligations For MUSCATINE CITY RIVERVIEW REINVESTMENT DISTRICT URBAN RENEWAL

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: 6,150,000

Interest: 0

Total: 6,150,000

Annual Appropriation?: Yes

Date Incurred: 12/18/2014

FY of Last Payment: 2038

Jobs For MUSCATINE CITY RIVERVIEW REINVESTMENT DISTRICT URBAN RENEWAL

Project:	Riverview Hotel Development
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

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2018

▲ Annual Urban Renewal Report, Fiscal Year 2017 - 2018

TIF Taxing District Data Collection

Local Government Name:	MUSCATINE (70G653)
Urban Renewal Area:	MUSCATINE CITY RIVERVIEW REINVESTMENT DISTRICT URBAN RENEWAL (70018)
TIF Taxing District Name:	MUSCATINE CITY/MUSC SCH/MUSC FIRE/RIVERVIEW HOTEL UR TIF INCREM
TIF Taxing District Inc. Number:	70199
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 - 1/1/2016 for FY 2018

	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 2018	3,874,720	0	0	0	0

FY 2018 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY NORTH UNIVERSITY URBAN RENEWAL
 UR Area Number: 70019
 UR Area Creation Date: 12/2014
 UR Area Purpose: Economic development assistance in the form of tax increment rebate payments to the HNI Corporation to assist in the expansion of their facilities in this area.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
--	----------	---------------	----------------------

Urban Renewal Area Value by Class - 1/1/2016 for FY 2018

	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 07-01-2017: 0 **Amount of 07-01-2017 Cash Balance Restricted for LMI** 0

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 06-30-2018: 0 **Amount of 06-30-2018 Cash Balance Restricted for LMI** 0

Projects For MUSCATINE CITY NORTH UNIVERSITY URBAN RENEWAL

HNI Development Agreement

Description:	Payments to HNI Corporation
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For MUSCATINE CITY NORTH UNIVERSITY URBAN RENEWAL

HNI Corp Rebate Payments

Debt/Obligation Type:	Rebates
Principal:	3,811,000
Interest:	0
Total:	3,811,000
Annual Appropriation?:	Yes
Date Incurred:	02/09/2017
FY of Last Payment:	2029

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2018

Urban Renewal Area Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY WDS URBAN RENEWAL AREA
 UR Area Number: 70020

UR Area Creation Date: 03/2018

Economic development assistance in the form of tax increment rebate payments to White Distribution and Supply LLC (WDS) to assist in the expansion of their facilities in Muscatine.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

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

Urban Renewal Area Value by Class - 1/1/2016 for FY 2018

	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 07-01-2017:

0

Amount of 07-01-2017 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 06-30-2018:

0

Amount of 06-30-2018 Cash Balance Restricted for LMI

Projects For MUSCATINE CITY WDS URBAN RENEWAL AREA

White Distribution & Supply Development Agreement

Description:	TIF Rebate Economic Development Payments to WDS
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For MUSCATINE CITY WDS URBAN RENEWAL AREA

White Distribution & Supply Rebate Payments

Debt/Obligation Type:	Rebates
Principal:	445,000
Interest:	0
Total:	445,000
Annual Appropriation?:	Yes
Date Incurred:	03/15/2018
FY of Last Payment:	2030

Jobs For MUSCATINE CITY WDS URBAN RENEWAL AREA

Project:	White Distribution & Supply
Company Name:	Development Agreement
Date Agreement Began:	White Distribution & Supply LLC
Date Agreement Ends:	03/15/2018
Number of Jobs Created or Retained:	06/30/2030
Total Annual Wages of Required Jobs:	15
Total Estimated Private Capital Investment:	0
Total Estimated Cost of Public Infrastructure:	6,000,000
	0

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2018