



City of Muscatine



AGENDA ITEM SUMMARY

DATE: 10-9-20

City Council

STAFF

Nancy A. Lueck, Finance Director

SUBJECT

Annual Urban Renewal Report for Fiscal Year 2019/2020

EXECUTIVE SUMMARY

The State legislature requires local governments to complete and submit an annual report showing all activity in 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 includes the updated information for fiscal year 2019/2020. For fiscal year 2019/2020 the City paid a total of \$1,785,945 in TIF rebates to twelve (12) businesses, made \$368,215 in debt payments on TIF revenue and general obligation bonds, and repaid \$758,457 on internal advances. These total to \$2,912,617 in TIF expenditures for the year.

STAFF RECOMMENDATION

The City Council is requested to approve this report and authorize its submission to the State.

BACKGROUND/DISCUSSION

The City of Muscatine had twelve active urban renewal (UR) areas in 2019/2020 including (1) Downtown, (2) Downtown SECO, (3) Southend, (4) Highway 38 Northeast including the amended Harrison/Colorado Street area, (5) the Heinz Industrial area, (6) the Fridley Theaters area, (7) the Iowa Reinvestment District area, (8) the North University district, (9) the WDS (White Distribution) area, (10) the Oak Park area, (11) the Arbor Commons area, and (12) the Hershey Building 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 – the date of the agreement, date of last

required payment, and estimated balance remaining on the agreement including the current year amounts.

For fiscal year 2019/2020, the City paid a total of \$1,785,945 in TIF rebates to twelve (12) businesses. Debt payments on TIF revenue and general obligation bonds totaled \$368,215. Payments on internal advances for administrative costs, the grant to the Chamber (GMCCI), the small business forgivable loan programs, and a portion of the engineering costs for the 2nd Street Streetscape project totaled \$758,457. TIF tax revenues for the year totaled \$2,472,102. The ending fund balances for each of the UR tax increment funds totaled \$791,034 and the computed net TIF debt outstanding as of June 30, 2020 totaled to \$22,012,874. This computed debt includes 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.

CITY FINANCIAL IMPACT

None

ATTACHMENTS

Annual Urban Renewal Report for Fiscal Year 2019/2020

Annual Urban Renewal Report, Fiscal Year 2019 - 2020

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	1
MUSCATINE CITY FRIDLEY THEATRES URBAN RENEWAL	70016	1
MUSCATINE CITY RIVERVIEW REINVESTMENT DISTRICT URBAN RENEWAL	70018	1
MUSCATINE CITY NORTH UNIVERSITY URBAN RENEWAL	70019	1
MUSCATINE CITY WHITE DIST URBAN RENEWAL	70020	1
MUSCATINE CITY - OAK PARK URBAN RENEWAL AREA	70021	0
MUSCATINE CITY - ARBOR COMMONS URBAN RENEWAL AREA	70022	0
MUSCATINE CITY - HERSHEY BUILDING URBAN RENEWAL AREA	70023	0

TIF Debt Outstanding: 25,716,525

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:	1,145,673	0	Amount of 07-01-2019 Cash Balance Restricted for LMI
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TIF Revenue:	2,472,102
TIF Sp. Revenue Fund Interest:	28,462
Property Tax Replacement Claims	57,414
Asset Sales & Loan Repayments:	0
Total Revenue:	2,557,978

Rebate Expenditures:	1,785,945
Non-Rebate Expenditures:	1,126,672
Returned to County Treasurer:	0
Total Expenditures:	2,912,617

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:	791,034	0	Amount of 06-30-2020 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance:** 22,012,874

♣ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

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	700085	700108	4,327,808

Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	3,793,330	5,584,790	0	0	9,378,120	0	9,378,120
Taxable	0	0	3,413,997	5,026,311	0	0	8,440,308	0	8,440,308
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019: 54,322 0 **Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue: 202,867
 TIF Sp. Revenue Fund Interest: 2,343
 Property Tax Replacement Claims 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 205,210

Rebate Expenditures: 0
 Non-Rebate Expenditures: 246,250
 Returned to County Treasurer: 0
Total Expenditures: 246,250

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020: 13,282 0 **Amount of 06-30-2020 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:	Yes

Downtown Parking Lot Resurfacing Projects

Description:	Resurfacing of Lot 2 and Lot 4
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Downtown Street and Alley Resurfacing

Description:	Resurfacing Downtown Streets and Alleys
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

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:	Yes

Riverfront Erosion Control Project

Description:	Local Share of Riverfront Erosion Control Recreational facilities (lake development, parks, ball fields,
Classification:	trails)
Physically Complete:	Yes
Payments Complete:	Yes

Downtown Streetscape Project

Description:	Downtown Sidewalk, Street, and Storm Sewer Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
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:	206,250
Interest:	0
Total:	206,250
Annual Appropriation?:	No
Date Incurred:	06/01/2010
FY of Last Payment:	2020

Internal Advance for Downtown Streetscape Engineering

Debt/Obligation Type:	Internal Loans
Principal:	100,000
Interest:	0
Total:	100,000
Annual Appropriation?:	No
Date Incurred:	11/15/2018
FY of Last Payment:	2021

Internal Advance for Downtown Streetscaping - Add'l Design Costs

Debt/Obligation Type:	Internal Loans
Principal:	185,000
Interest:	0
Total:	185,000
Annual Appropriation?:	No
Date Incurred:	11/07/2019
FY of Last Payment:	2021

Non-Rebates For MUSCATINE CITY DOWNTOWN URBAN RENEWAL

TIF Expenditure Amount:	206,250
Tied To Debt:	6-1-2010 General Obligation Bonds
Tied To Project:	3rd & Chestnut Pkg Lot Reconstruction
TIF Expenditure Amount:	0
Tied To Debt:	6-1-2010 General Obligation Bonds
Tied To Project:	Downtown Parking Lot Resurfacing Projects
TIF Expenditure Amount:	0
Tied To Debt:	6-1-2010 General Obligation Bonds
Tied To Project:	Downtown Street and Alley Resurfacing
TIF Expenditure Amount:	0
Tied To Debt:	6-1-2010 General Obligation Bonds
Tied To Project:	Pearl City Station Flood Repairs
TIF Expenditure Amount:	0
Tied To Debt:	6-1-2010 General Obligation Bonds
Tied To Project:	Riverfront Erosion Control Project
TIF Expenditure Amount:	40,000
Tied To Debt:	Internal Advance for Downtown Streetscape Engineering
Tied To Project:	Downtown Streetscape Project

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2020

♣ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

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:	700108
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 - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	3,793,330	5,584,790	0	0	9,378,120	0	9,378,120
Taxable	0	0	3,413,997	5,026,311	0	0	8,440,308	0	8,440,308
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	1,472,270	7,905,850	4,327,808	3,578,042	115,607

FY 2020 TIF Revenue Received: 202,867

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	700059	700097	1,950,947

Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	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 07-01-2019: 0 0 **Amount of 07-01-2019 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 06-30-2020: 0 0 **Amount of 06-30-2020 Cash Balance Restricted for LMI**

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2020

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:	700097
TIF Taxing District Base Year:	1973
FY TIF Revenue First Received:	1981
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	12/1971
Economic Development	No

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	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 2020	270,710	3,563,901	1,950,947	1,612,954	52,115

FY 2020 TIF Revenue Received: 0

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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	700089	700102	0
MUSCATINE CITY AG/MUSCATINE SCH/MUSCATINE FD/NORTHEAST UR TIF INCREM	700090	700110	0
MUSCATINE CITY/MUSC SCH/MUSC FIRE/NORTHEAST 10 UR TIF INCREM	700183	700184	273,968
MUSCATINE CITY/MUSC SCH/MUSC FIRE/NORTHEAST 12 UR TIF INCREM	700193	700194	188,516
MUSCATINE CITY/MUSC SCH/MUSC FIRE/NE UR HARRISON INCREM	700212	700213	1,286,379

Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	15,036,497	0	0	0	16,266,177	0	16,266,177
Taxable	0	0	13,532,847	0	0	0	14,455,107	0	14,455,107
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:

11,495

0

Amount of 07-01-2019 Cash Balance Restricted for LMI

TIF Revenue: 56,522
 TIF Sp. Revenue Fund Interest: 325
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 56,847

Rebate Expenditures: 54,945
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 54,945

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:

13,397

0

Amount of 06-30-2020 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:	Yes
Payments Complete:	No

Debts/Obligations For MUSCATINE CITY NORTHEAST URBAN RENEWAL

Villas at MCC LLC Rebate

Debt/Obligation Type:	Rebates
Principal:	308,545
Interest:	0
Total:	308,545
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

Rebates For MUSCATINE CITY NORTHEAST URBAN RENEWAL

MCC Owned Property off Colorado Street

TIF Expenditure Amount:	14,899
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

1716 Bandag Drive

TIF Expenditure Amount:	40,046
Rebate Paid To:	Harrison Lofts, LLC
Tied To Debt:	Harrison Lofts Rebate
Tied To Project:	Harrison Lofts Dev Agreement
Projected Final FY of Rebate:	2034

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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:	700102
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 - 1/1/2018 for FY 2020

	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 2020	7,280	0	0	0	0

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	MUSCATINE (70G653)
Urban Renewal Area:	MUSCATINE CITY NORTHEAST URBAN RENEWAL (70005)
TIF Taxing District Name:	MUSCATINE CITY AG/MUSCATINE SCH/MUSCATINE FD/NORTHEAST UR TIF INCREM
TIF Taxing District Inc. Number:	700110
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 - 1/1/2018 for FY 2020

	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 2020	17,170	0	0	0	0

FY 2020 TIF Revenue Received: 0

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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:	700184
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 - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	2,159,110	0	0	0	3,388,790	0	3,388,790
Taxable	0	0	1,943,199	0	0	0	2,865,459	0	2,865,459
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	1,218,850	2,169,940	273,968	1,895,972	61,259

FY 2020 TIF Revenue Received: 8,861

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:	700194
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 - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	10,926,487	0	0	0	10,926,487	0	10,926,487
Taxable	0	0	9,833,838	0	0	0	9,833,838	0	9,833,838
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	9,433,280	1,493,207	188,516	1,304,691	42,155

FY 2020 TIF Revenue Received: 6,098

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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: 700213

TIF Taxing District Base Year: 2015
 FY TIF Revenue First Received: 2020
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,950,900	0	0	0	1,950,900	0	1,950,900
Taxable	0	0	1,755,810	0	0	0	1,755,810	0	1,755,810
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	114,740	1,755,810	1,286,379	469,431	15,167

FY 2020 TIF Revenue Received: 41,563

Urban Renewal Area Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY SOUTHEAST 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	700078	700094	7,605,962
MUSCATINE CITY AG/MUSCATINE SCH/MUSCATINE FD/REV SOUTH END TIF INCREM	700079	700109	154,497
MUSCATINE CITY/LOUISA-MUSCATINE SCH/MUSC FIRE/REV SE UR 03 TIF INCREM	700134	700135	3,407,201
MUSCATINE CITY AG/LOUISA-MUSCATINE SCH/MUSCATINE FIRE/SE UR 03 TIF INCREM	700136	700137	108,497
MUSCATINE CITY AG/MUSCATINE SCH/MUSCATINE FIRE/REV SE 03 UR TIF INCREM	700138	700139	333,953
MUSCATINE CITY/MUSCATINE SCH/MUSC FIRE/REV SE UR 03 TIF INCREM	700140	700141	955,106
MUSCATINE CITY/MUSCATINE SCH/MUSC FIRE/UR SE MUSCO TIF INCREM	700147	700148	4,217,550
MUSCATINE CITY/MUSC SCH/MUSC FIRE/REV SE 03 UR CUR TIF INCREM	700163	700164	509,730
MUSCATINE CITY/MUSC SCH/MUSC FIRE/REV SE 03 UR NEW TIF INCREM	700165	700166	256,388
MUSCATINE CITY/MUSC SCH/MUSC FIRE/SE A&E CONV UR TIF INCREM	700181	700182	0
MUSCATINE CITY/MUSC SCH/MUSC FIRE/REV SE W-VIEW UR TIF INCREM	700191	700192	19,784,547
MUSCATINE CITY/MUSC SCH/MUSC FIRE/REV SE WAL-VIEW II INCREM	700214	700215	7,411,995
MUSCATINE CITY/MUSC SCH/MUSC FIRE/REV SE UNION TANK INCREM	700216	700217	535,991

Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	2,155,720	34,093,840	57,170,860	34,056,510	0	-68,524	129,517,746	0	129,517,746
Taxable	1,210,059	19,405,535	51,453,774	30,650,859	0	-68,524	104,233,711	0	104,233,711
Homestead Credits									204

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019: **983,984** **0** **Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue: 1,451,247
 TIF Sp. Revenue Fund Interest: 22,806
 Property Tax Replacement Claims: 57,414
 Asset Sales & Loan Repayments: 0
Total Revenue: 1,531,467

Rebate Expenditures: 980,773
 Non-Rebate Expenditures: 880,422
 Returned to County Treasurer: 0
Total Expenditures: 1,861,195

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020: **654,256** **0** **Amount of 06-30-2020 Cash Balance Restricted for LMI**

Projects For MUSCATINE CITY SOUTHEND URBAN RENEWAL

Airport Terminal Building

Description:	Construct new Airport Terminal Building
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

Southend Water Extension Project

Description:	Extend Water Service to Southend Area
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Musco Sports Lighting Dev. Agreement

Description:	Payments to Musco Sports Lighting
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Curry's Transportation Dev. Agreement

Description:	Payments to Curry's Transportation
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

Newcomb Properties LLC Dev. Agreement

Description:	Payments to Newcomb Properties LLC
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

A&E Convenience LLC Dev. Agreement

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

Wal-View Developments Dev. Agreement

Description:	Payments to Wal-View Developments
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

Administrative Expenses

Description:	Payments to General Fund for Administrative Expenses
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

Chamber Economic Development Grant

Description:	Payments to GMCCI for Economic Development
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

Small Business Forgivable Loan Program

Description:	Annual Allocations for Small Business Forgivable Loan 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

Code Compliance - Small Bus Forgivable Loan

Description:	Annual Alloc for Code Compliance Loan Program
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

Dilapidated Bldg Rehab Forgivable Loan

Description:	Forgivable Loan for 500 Mulberry Rehab
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	Yes

2nd Street Streetscaping

Description:	Street and Sidewalk Reconstruction
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Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Musco Sports Lighting Project #2

Description:	Payments to Musco Sports Lighting
Classification:	Industrial/manufacturing property
Physically Complete:	No
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:	295,000
Interest:	25,665
Total:	320,665
Annual Appropriation?:	No
Date Incurred:	06/24/2004
FY of Last Payment:	2021

Musco Sports Lighting Rebate

Debt/Obligation Type:	Rebates
Principal:	80,910
Interest:	0
Total:	80,910
Annual Appropriation?:	No
Date Incurred:	04/03/2003
FY of Last Payment:	2020

Curry's Transportation Rebate

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

Newcomb Properties Rebate

Debt/Obligation Type:	Rebates
Principal:	11,197
Interest:	0
Total:	11,197
Annual Appropriation?:	No
Date Incurred:	07/16/2009
FY of Last Payment:	2020

A&E Convenience Rebate

Debt/Obligation Type:	Rebates
Principal:	15,230
Interest:	0
Total:	15,230
Annual Appropriation?:	No
Date Incurred:	01/20/2011
FY of Last Payment:	2022

Wal-View Developments Rebate

Debt/Obligation Type:	Rebates
Principal:	2,516,420
Interest:	0
Total:	2,516,420
Annual Appropriation?:	Yes
Date Incurred:	06/30/2013
FY of Last Payment:	2025

Union Tank Car Co Rebate

Debt/Obligation Type:	Rebates
Principal:	24,528
Interest:	0
Total:	24,528
Annual Appropriation?:	Yes
Date Incurred:	10/15/2015
FY of Last Payment:	2027

Wal-View Developments #2 Rebate

Debt/Obligation Type:	Rebates
Principal:	1,433,434
Interest:	0
Total:	1,433,434
Annual Appropriation?:	Yes
Date Incurred:	12/18/2014
FY of Last Payment:	2027

Administrative Expenses

Debt/Obligation Type:	Internal Loans
Principal:	164,200
Interest:	0
Total:	164,200
Annual Appropriation?:	No
Date Incurred:	11/15/2018
FY of Last Payment:	2020

Chamber Economic Development Grant

Debt/Obligation Type:	Internal Loans
Principal:	38,000
Interest:	0
Total:	38,000
Annual Appropriation?:	No
Date Incurred:	11/15/2018
FY of Last Payment:	2020

Small Business Forgivable Loan Program

Debt/Obligation Type:	Internal Loans
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Principal:	100,000
Interest:	0
Total:	100,000
Annual Appropriation?:	No
Date Incurred:	11/15/2018
FY of Last Payment:	2020

Administrative Expenses

Debt/Obligation Type:	Internal Loans
Principal:	159,000
Interest:	0
Total:	159,000
Annual Appropriation?:	No
Date Incurred:	11/07/2019
FY of Last Payment:	2021

Chamber Economic Development Grant

Debt/Obligation Type:	Internal Loans
Principal:	43,000
Interest:	0
Total:	43,000
Annual Appropriation?:	No
Date Incurred:	11/07/2019
FY of Last Payment:	2021

Small Business Forgivable Loan Program

Debt/Obligation Type:	Internal Loans
Principal:	100,000
Interest:	0
Total:	100,000
Annual Appropriation?:	No
Date Incurred:	11/07/2019
FY of Last Payment:	2021

Forgivable Loan Code Compliance Program

Debt/Obligation Type:	Internal Loans
Principal:	100,000
Interest:	0
Total:	100,000
Annual Appropriation?:	No
Date Incurred:	11/07/2019
FY of Last Payment:	2021

Forgivable Loan Downtown Facade Program

Debt/Obligation Type:	Internal Loans
Principal:	100,000
Interest:	0
Total:	100,000
Annual Appropriation?:	No

Date Incurred:	11/07/2019
FY of Last Payment:	2021

Bldg Redevelopment Forgivable Loan

Debt/Obligation Type:	Internal Loans
Principal:	135,000
Interest:	0
Total:	135,000
Annual Appropriation?:	No
Date Incurred:	07/03/2019
FY of Last Payment:	2020

Forgivable Loan COVID-19 Relief Program

Debt/Obligation Type:	Internal Loans
Principal:	231,257
Interest:	0
Total:	231,257
Annual Appropriation?:	No
Date Incurred:	05/07/2020
FY of Last Payment:	2020

TIF Funded Portion of May 7, 2020 Bond Issue

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	3,175,000
Interest:	364,934
Total:	3,539,934
Annual Appropriation?:	No
Date Incurred:	05/07/2020
FY of Last Payment:	2030

Musco Sports Lighting Project #2

Debt/Obligation Type:	Rebates
Principal:	515,000
Interest:	0
Total:	515,000
Annual Appropriation?:	Yes
Date Incurred:	11/21/2019
FY of Last Payment:	2032

Non-Rebates For MUSCATINE CITY SOUTHEND URBAN RENEWAL

TIF Expenditure Amount:	161,965
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:	164,200
Tied To Debt:	Administrative Expenses
Tied To Project:	Administrative Expenses
TIF Expenditure Amount:	38,000
Tied To Debt:	Administrative Expenses
Tied To Project:	Chamber Economic Development Grant
TIF Expenditure Amount:	100,000
Tied To Debt:	Administrative Expenses
Tied To Project:	Small Business Forgivable Loan Program
TIF Expenditure Amount:	231,257
Tied To Debt:	Forgivable Loan COVID-19 Relief Program
Tied To Project:	Small Business Forgivable Loan Program
TIF Expenditure Amount:	50,000
Tied To Debt:	Forgivable Loan Code Compliance Program
Tied To Project:	Code Compliance - Small Bus Forgivable Loan
TIF Expenditure Amount:	135,000
Tied To Debt:	Bldg Redevelopment Forgivable Loan
Tied To Project:	Dilapidated Bldg Rehab Forgivable Loan

Rebates For MUSCATINE CITY SOUTHEND URBAN RENEWAL

2107 Stewart Road

TIF Expenditure Amount:	80,910
Rebate Paid To:	Musco Sports Lighting LLC
Tied To Debt:	Musco Sports 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:	11,197
Rebate Paid To:	Newcomb Properties LLC
Tied To Debt:	Newcomb Properties Rebate
Tied To Project:	Newcomb Properties LLC Dev. Agreement
Projected Final FY of Rebate:	2020

4701 Highway 61 Sourth

TIF Expenditure Amount:	3,921
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:	633,240
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

5101 Sevig Street

TIF Expenditure Amount:	235,151
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:	16,354
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:	Company/GSTC Logistics
Date Agreement Ends:	06/20/2013
Number of Jobs Created or Retained:	06/30/2025
Total Annual Wages of Required Jobs:	25
Total Estimated Private Capital Investment:	750,000
Total Estimated Cost of Public Infrastructure:	18,000,000
	0

Project:	Wal-View Developments Development Agreement Project #2
Company Name:	Wal-View Developments Limited
Date Agreement Began:	Company/GSTC Logistics
Date Agreement Ends:	12/18/2014
Number of Jobs Created or Retained:	06/30/2027
Total Annual Wages of Required Jobs:	12
Total Estimated Private Capital Investment:	0
Total Estimated Cost of Public Infrastructure:	9,000,000
	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 2020

♣ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

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:	700094
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 - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	7,019,830	12,816,110	6,915,440	0	-11,112	28,746,768	0	28,746,768
Taxable	0	3,995,542	11,534,499	6,223,896	0	-11,112	23,247,703	0	23,247,703
Homestead Credits									49

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	13,340,702	15,417,178	7,605,962	7,811,216	252,382

FY 2020 TIF Revenue Received: 243,148

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:	700109
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 - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	558,030	0	0	0	0	0	558,030	0	558,030
Taxable	313,236	0	0	0	0	0	313,236	0	313,236
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	143,965	313,236	154,497	158,739	3,531

FY 2020 TIF Revenue Received: 2,997

♣ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

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:	700135
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 - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	20,600,500	7,482,190	7,720,580	0	-46,300	35,756,970	0	35,756,970
Taxable	0	11,725,394	6,733,971	6,948,522	0	-46,300	25,361,587	0	25,361,587
Homestead Credits									124

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	28,896,825	6,906,445	3,407,201	3,499,244	109,650

FY 2020 TIF Revenue Received: 108,922

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:	700137
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 - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	391,730	0	0	0	0	0	391,730	0	391,730
Taxable	219,886	0	0	0	0	0	219,886	0	219,886
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	98,025	219,886	108,497	111,389	2,369

FY 2020 TIF Revenue Received: 2,105

♣ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

TIF Taxing District Data Collection

Local Government Name:	MUSCATINE (70G653)
Urban Renewal Area:	MUSCATINE CITY SOUTHEAST 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:	700139
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 - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,205,960	0	0	0	0	0	1,205,960	0	1,205,960
Taxable	676,937	0	0	0	0	0	676,937	0	676,937
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	298,840	676,937	333,953	342,984	7,629

FY 2020 TIF Revenue Received: 6,478

TIF Taxing District Data Collection

Local Government Name:	MUSCATINE (70G653)
Urban Renewal Area:	MUSCATINE CITY SOUTHEAST URBAN RENEWAL (70006)
TIF Taxing District Name:	MUSCATINE CITY/MUSCATINE SCH/MUSC FIRE/REV SE UR 03 TIF INCREM
TIF Taxing District Inc. Number:	700141
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 - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	6,473,510	1,916,120	8,439,980	0	-11,112	16,921,338	0	16,921,338
Taxable	0	3,684,599	1,724,508	7,595,982	0	-11,112	13,071,107	0	13,071,107
Homestead Credits									31

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	14,996,390	1,936,060	955,106	980,954	31,695

FY 2020 TIF Revenue Received: 30,533

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:	700148
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 - 1/1/2018 for FY 2020

	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 2020	2,885,090	4,217,550	4,217,550	0	0

FY 2020 TIF Revenue Received: 136,269

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:	700164
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 - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,523,740	0	0	0	1,523,740	0	1,523,740
Taxable	0	0	1,371,366	0	0	0	1,371,366	0	1,371,366
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	1,014,010	509,730	509,730	0	0

FY 2020 TIF Revenue Received: 16,469

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:	700166
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 - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	996,690	0	0	0	996,690	0	996,690
Taxable	0	0	897,021	0	0	0	897,021	0	897,021
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	318,560	678,130	256,388	421,742	13,627

FY 2020 TIF Revenue Received: 8,284

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:	700182
TIF Taxing District Base Year:	2010
FY TIF Revenue First Received:	2013
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2011

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	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 2020	368,840	0	0	0	0

FY 2020 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/MUSC SCH/MUSC FIRE/REV SE W-VIEW UR TIF INCREM
TIF Taxing District Inc. Number:	700192
TIF Taxing District Base Year:	2013
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 - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	21,982,830	0	0	0	21,982,830	0	21,982,830
Taxable	0	0	19,784,547	0	0	0	19,784,547	0	19,784,547
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	161,040	19,784,547	19,784,547	0	0

FY 2020 TIF Revenue Received: 639,242

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:	700215
TIF Taxing District Base Year:	2015
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 - 1/1/2018 for FY 2020

	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 2020	310,200	9,407,862	7,411,995	1,995,867	64,487

FY 2020 TIF Revenue Received: 239,482

♣ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

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 UNION TANK INCREM
TIF Taxing District Inc. Number:	700217
TIF Taxing District Base Year:	2015
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 - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	3,877,870	0	0	3,877,870	0	3,877,870
Taxable	0	0	0	3,490,083	0	0	3,490,083	0	3,490,083
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	2,745,870	1,132,000	535,991	596,009	19,257

FY 2020 TIF Revenue Received: 17,318

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	700155	700156	0

Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	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 07-01-2019: 0 0 **Amount of 07-01-2019 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 06-30-2020: 0 0 **Amount of 06-30-2020 Cash Balance Restricted for LMI**

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2020

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:	700156
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 - 1/1/2018 for FY 2020

	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 2020	9,216,520	0	0	0	0

FY 2020 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

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	700145	700146	0

Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	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 07-01-2019: 64,920 0 **Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 1,226
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 1,226

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

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020: 66,146 0 **Amount of 06-30-2020 Cash Balance Restricted for LMI**

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2020

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: 700146
 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 - 1/1/2018 for FY 2020

	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 2020	3,413,340	0	0	0	0

FY 2020 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

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 2014 UR TIF INCREM	700189	700190	238,899

Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	10,685,170	0	0	10,685,170	0	10,685,170
Taxable	0	0	0	9,616,653	0	0	9,616,653	0	9,616,653
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019: 7,799 0 **Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue: 7,685
 TIF Sp. Revenue Fund Interest: 162
 Property Tax Replacement Claims 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 7,847

Rebate Expenditures: 7,262
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 7,262

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020: 8,384 0 **Amount of 06-30-2020 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:	835,228
Interest:	0
Total:	835,228
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:	7,262
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 2020

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: 700190
 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 - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	10,685,170	0	0	10,685,170	0	10,685,170
Taxable	0	0	0	9,616,653	0	0	9,616,653	0	9,616,653
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	9,843,960	841,210	238,899	602,311	19,461

FY 2020 TIF Revenue Received: 7,685

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

UR Area Purpose: To provide economic development assistance to develop this area including new public infrastructure to support commercial development. The Fridley Theaters Inc. Project will add diversity and generate new opportunities and benefits by creating new jobs.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
MUSCATINE CITY/MUSC SCH/MUSC FIRE/FRIDLEY UR INCREM	700185	700186	2,266,478

Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	3,049,360	0	0	0	3,049,360	0	3,049,360
Taxable	0	0	2,744,424	0	0	0	2,744,424	0	2,744,424
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019: 23,153 0 **Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue: 73,231
 TIF Sp. Revenue Fund Interest: 487
 Property Tax Replacement Claims 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 73,718

Rebate Expenditures: 66,089
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 66,089

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020: 30,782 0 **Amount of 06-30-2020 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:	1,225,960
Interest:	0
Total:	1,225,960
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:	66,089
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 2020

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: 700186
 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 - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	3,049,360	0	0	0	3,049,360	0	3,049,360
Taxable	0	0	2,744,424	0	0	0	2,744,424	0	2,744,424
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	148,920	2,744,424	2,266,478	477,946	15,443

FY 2020 TIF Revenue Received: 73,231

▲ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

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	700198	700199	18,551,339

Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,370,720	19,973,510	0	0	-3,704	22,422,356	0	22,422,356
Taxable	0	1,349,367	17,976,160	0	0	-3,704	19,383,196	0	19,383,196
Homestead Credits									3

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019: 0 0 **Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue: 599,403
 TIF Sp. Revenue Fund Interest: 1,018
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 600,421

Rebate Expenditures: 599,403
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 599,403

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020: 1,018 0 **Amount of 06-30-2020 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

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

Rebates For MUSCATINE CITY RIVERVIEW REINVESTMENT DISTRICT URBAN RENEWAL

119 W. Mississippi Drive

TIF Expenditure Amount:	599,403
Rebate Paid To:	Riverview Hotel Development
Tied To Debt:	Riverview Hotel Development Agreement
Tied To Project:	Riverview Hotel Development Project
Projected Final FY of Rebate:	2039

Jobs For MUSCATINE CITY RIVERVIEW REINVESTMENT DISTRICT URBAN RENEWAL

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

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2020

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:	700199
TIF Taxing District Base Year:	2014
FY TIF Revenue First Received:	2020
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2039

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2014

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,370,720	19,973,510	0	0	-3,704	22,422,356	0	22,422,356
Taxable	0	1,349,367	17,976,160	0	0	-3,704	19,383,196	0	19,383,196
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	3,874,720	18,551,340	18,551,339	1	0

FY 2020 TIF Revenue Received: 599,403

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
MUSCATINE CITY/MUSC SCH/MUSC FIRE/HNI UR INCREM	700222	700223	2,511,502

Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	16,958,640	0	0	16,958,640	0	16,958,640
Taxable	0	0	0	15,262,776	0	0	15,262,776	0	15,262,776
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019: 0 0 **Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue: 81,147
 TIF Sp. Revenue Fund Interest: 95
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 81,242

Rebate Expenditures: 77,473
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 77,473

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020: 3,769 0 **Amount of 06-30-2020 Cash Balance Restricted for LMI**

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

Rebates For MUSCATINE CITY NORTH UNIVERSITY URBAN RENEWAL

505 Ford Avenue

TIF Expenditure Amount:	77,473
Rebate Paid To:	HNI Corporation
Tied To Debt:	HNI Corp Rebate Payments
Tied To Project:	HNI Development Agreement
Projected Final FY of Rebate:	2029

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2020

TIF Taxing District Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY NORTH UNIVERSITY URBAN RENEWAL (70019)
 TIF Taxing District Name: MUSCATINE CITY/MUSC SCH/MUSC FIRE/HNI UR INCREM
 TIF Taxing District Inc. Number: 700223
 TIF Taxing District Base Year: 2016
 FY TIF Revenue First Received: 2020
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2039

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2017

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	16,958,640	0	0	16,958,640	0	16,958,640
Taxable	0	0	0	15,262,776	0	0	15,262,776	0	15,262,776
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	11,595,210	5,363,430	2,511,502	2,851,928	92,146

FY 2020 TIF Revenue Received: 81,147

Urban Renewal Area Data Collection

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

UR Area Creation Date: 03/2018

UR Area Purpose: 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.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
MUSCATINE CITY/MUSC SCH/MUSC FIRE/WHITE DIST UR INCREM	700224	700225	0

Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	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 07-01-2019:**

0

0

**Amount of 07-01-2019 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 06-30-2020:**

0

0

**Amount of 06-30-2020 Cash Balance
 Restricted for LMI**

Projects For MUSCATINE CITY WHITE DIST URBAN RENEWAL

White Distribution & Supply Development Agreement

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

Debts/Obligations For MUSCATINE CITY WHITE DIST URBAN RENEWAL

White Distribution & Spply 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 WHITE DIST URBAN RENEWAL

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

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2020

TIF Taxing District Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY WHITE DIST URBAN RENEWAL (70020)
 TIF Taxing District Name: MUSCATINE CITY/MUSC SCH/MUSC FIRE/WHITE DIST UR INCREM
 TIF Taxing District Inc. Number: 700225

TIF Taxing District Base Year: 2017

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 - 1/1/2018 for FY 2020

	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 2020	2,941,350	0	0	0	0

FY 2020 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

Urban Renewal Area Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY - OAK PARK URBAN RENEWAL AREA
 UR Area Number: 70021

UR Area Creation Date: 07/2018

UR Area Purpose: To provide economic development assistance to developers of a senior living complex affordable to low and moderate income seniors consisting of 16 triplexes and a clubhouse.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
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Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	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 07-01-2019:	0	0	Amount of 07-01-2019 Cash Balance Restricted for LMI
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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 06-30-2020:	0	0	Amount of 06-30-2020 Cash Balance Restricted for LMI
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Projects For MUSCATINE CITY - OAK PARK URBAN RENEWAL AREA

TIF Oak Park Inc. and JNB Oak Park LP Development Agreement

Description:	TIF Oak Park and JNB Oak Park Rebate
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For MUSCATINE CITY - OAK PARK URBAN RENEWAL AREA

TIF Oak Park and JNB Oak Park Development Agreement

Debt/Obligation Type:	Rebates
Principal:	497,445
Interest:	0
Total:	497,445
Annual Appropriation?:	Yes
Date Incurred:	04/04/2019
FY of Last Payment:	2037

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2020

Urban Renewal Area Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY - ARBOR COMMONS URBAN RENEWAL AREA
 UR Area Number: 70022

UR Area Creation Date: 11/2018

UR Area Purpose: To provide economic development assistance to the developer of a new residential subdivision to assist in funding costs of the public infrastructure for this subdivision.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
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Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	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 07-01-2019:	0	0	Amount of 07-01-2019 Cash Balance Restricted for LMI
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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 06-30-2020:	0	0	Amount of 06-30-2020 Cash Balance Restricted for LMI
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Projects For MUSCATINE CITY - ARBOR COMMONS URBAN RENEWAL AREA

NPSW Enterprises New Housing Subdivision Development Agreement

Description:	NPSW Rebate for Arbor Commons Public infrastructure
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For MUSCATINE CITY - ARBOR COMMONS URBAN RENEWAL AREA

NPSW TIF Rebate Agreement

Debt/Obligation Type:	Rebates
Principal:	750,000
Interest:	0
Total:	750,000
Annual Appropriation?:	Yes
Date Incurred:	12/06/2018
FY of Last Payment:	2041

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2020

Urban Renewal Area Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY - HERSHEY BUILDING URBAN RENEWAL AREA
 UR Area Number: 70023

UR Area Creation Date: 04/2019

UR Area Purpose: Economic development assistance and blight alleviation for the redevelopment of the Hershey Building into a mixed use building including multi-residential and/or commercial/retail units to be owned and operated by the developer.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
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Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	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 07-01-2019:	0	0	Amount of 07-01-2019 Cash Balance Restricted for LMI
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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 06-30-2020:	0	0	Amount of 06-30-2020 Cash Balance Restricted for LMI
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Projects For MUSCATINE CITY - HERSHEY BUILDING URBAN RENEWAL AREA

Bush Development LLC and Hershey Property LLC Development Agreement

Description:	Bush Development and Hershey Property Tif Rebate
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For MUSCATINE CITY - HERSHEY BUILDING URBAN RENEWAL AREA

Bush Development and Hershey Property TIF Rebate

Debt/Obligation Type:	Rebates
Principal:	500,000
Interest:	0
Total:	500,000
Annual Appropriation?:	Yes
Date Incurred:	05/02/2019
FY of Last Payment:	2031

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2020