



FINANCE & RECORDS

MEMO

To: Gregg Mandsager, City Administrator
From: Nancy A. Lueck, Finance Director
Date: November 7, 2012
Re: Request to Approve Annual Urban Renewal Report for FY 2011/2012

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 initial report for fiscal year 2011/2012. This report is required to be approved by City Council before it can be submitted and submission is required no later than December 1 each year.

Report Summary:

The City of Muscatine had seven active urban renewal (UR) areas in 2011/2012 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, and (7) Heinz Industrial area. For each of these areas, the reporting system required the City's Urban Renewal Plan, 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 2011/2012 the City paid a total of \$399,543 in TIF rebates to eight businesses. Debt payments on TIF Revenue and general obligation bonds totaled \$329,923, internal advances for administrative costs and the GMCCI economic development grant totaled \$137,517, and there were legal costs totaling \$1,949. TIF revenues for the year totaled \$810,293. The ending fund balances for each of the UR tax increment funds totaled \$1,171,982 and the computed TIF debt outstanding as of June 30, 2012 totaled to \$14,221,005. This computed debt included the balances remaining on TIF Rebate agreements and principal and interest on TIF-related debt.

Recommendation:

Please include this report on the agenda for the November 15, 2012 Council meeting. The City Council is requested to approve this report and authorize its submission to the State. Please contact me if you have any questions or need additional information.

Backup Information:

1. Annual Urban Renewal Report summary

Annual Urban Renewal Report, Fiscal Year 2011 - 2012

City Authority Summary

Local Government Name: MUSCATINE
 Local Government Number: 70G653

Active Urban Renewal Areas

	U.R. #	# of Tif Taxing Districts
IUSCATINE CITY-DOWNTOWN URBAN RENEWAL	70001	1
IUSCATINE CITY-SECO URBAN RENEWAL	70002	1
IUSCATINE CITY-NORTHEAST URBAN RENEWAL	70005	2
IUSCATINE CITY-SOUTHEND URBAN RENEWAL	70006	10
IUSCATINE MALL URBAN RENEWAL	70012	1
IUSCATINE CITY-NORTHEAST URBAN RENEWAL CEDAR DEVELOPMENT	70013	1
IUSCATINE CITY-HEINZ INDUSTRIAL URBAN RENEWAL	70014	1

IF Debt Outstanding: **16,261,919**

IF Sp. Rev. Fund Cash Balance:
 as of 07-01-2011 **1,228,295**

IF Revenue:
 IF Sp. Revenue Fund Interest: **810,293**
 Asset Sales & Loan Repayments: **2,326**
 Total Revenue: **812,619**

Rebate Expenditures: **399,543**
 Non-Rebate Expenditures: **469,389**
 Returned to County Treasurer: **0**
 Total Expenditures: **868,932**

IF Sp. Rev. Fund Cash Balance
 as of 06-30-2012: **1,171,982**

Year-End Outstanding TIF
 Obligations, Net of TIF Special
 Revenue Fund Balance: **14,221,005**

Annual Urban Renewal Report, Fiscal Year 2011 - 2012

Urban Renewal Area Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY-DOWNTOWN URBAN RENEWAL
 R 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

MUSCATINE CITY/MUSCATINE SCH/MUSCATINE FD/REV DOWNTOWN UR TIF INCREM

Base No.	Increment No.
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70085 70108

Urban Renewal Area Value by Class - 1/1/2010 for FY 2012

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	3,738,280	4,075,540	0	0	7,813,820	0	7,813,820
Exempt	0	0	3,738,280	4,075,540	0	0	7,813,820	0	7,813,820
Homestead Credits									

'rojects For MUSCATINE CITY-DOWNTOWN URBAN RENEWAL

Former Hawkeye Lumber Site Acquisition

Description:	Acquire property for dredge spoils
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	Yes

Third & 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

Peal City Station Flood Repairs

Description:	Local Share Repairs to Peal City Station
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

Riverfront Erosion Control Project

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

City Hall Boiler Replacement

Description: Replace Boiler in City Hall
Classification: Municipal and other publicly-owned or leased buildings
Physically Complete: No
Payments Complete: No

HNI Development Agreement

Description: Payments to HNI Corporation
Classification: Industrial/manufacturing property
Physically Complete: Yes
Payments Complete: Yes

Debts For MUSCATINE CITY-DOWNTOWN URBAN RENEWAL

TIF Revenue Bonds 4-23-04

Debt Type:	TIF Revenue Bonds/Notes
Principal:	85,000
Interest:	3,613
Total:	88,613
Annual Appropriation Debt:	No
date Debt Incurred:	04/23/2004
Year of Last Debt Payment:	2012

-1-2010 General Obligation Bonds

Debt Type:	Gen. Obligation Bonds/Notes
Principal:	1,485,000
Interest:	236,400
Total:	1,721,400
Annual Appropriation Debt:	No
date Debt Incurred:	06/01/2010
Year of Last Debt Payment:	2020

INI TIF Rebate

Debt Type:	Rebates
Principal:	57,716
Interest:	0
Total:	57,716
Annual Appropriation Debt:	No
date Debt Incurred:	06/01/1995
Year of Last Debt Payment:	2012

Project/Debt Link For MUSCATINE CITY-DOWNTOWN URBAN RENEWAL

Projects For TIF Revenue Bonds 4-23-04

Former Hawkeye Lumber Site Acquisition

Projects For 6-1-2010 General Obligation Bonds

3rd & Chestnut Pkg Lot Reconstruction

Downtown Parking Lot Resurfacing Projects

Downtown Street and Alley Resurfacing

Pearl City Station Flood Repairs

Riverfront Erosion Control Project

City Hall Boiler Replacement

Projects For HNI TIF Rebate

HNI Development Agreement

Rebates For MUSCATINE CITY-DOWNTOWN URBAN RENEWAL

ION Warehouse Building Downtown Muscatine

IF Expenditure Amount:	57,716
ebate Paid To:	HNI Corporation
ied To Debt:	HNI TIF Rebate
ied To Project:	HNI Development Agreement
rojected Final FY of Rebate:	2012

Notes For MUSCATINE CITY-DOWNTOWN URBAN RENEWAL

Prorated portion of the projects and debt reflected in the Downtown TIF will be funded from the SECO UR area. The portion allocated to SECO for FY 12 was equal to the revenue from the SECO area in FY 12 of \$112,679.

Annual Urban Renewal Report, Fiscal Year 2011 - 2012

IF Taxing District Data Collection

ocal Government Name: MUSCATINE (70G653)
 rban Renewal Area: MUSCATINE CITY-DOWNTOWN URBAN RENEWAL (70001)
 IF Area Name: MUSCATINE CITY/MUSCATINE SCH/MUSCATINE FD/REV DOWNTOWN UR
 IF INCREM
 IF Area Number: 00000

IF Taxing District Base Year: 1993

Y TIF Revenue First Received: 1996

this TIF Taxing District Subject to a
atutory end date? No

	UR Designation	Designation Date
um	No	
lighted	No	
conomic Development	Yes	07/199

IF Taxing District Value by Class - 1/1/2010 for FY 2012

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
ssessed	0	0	3,738,280	4,075,540	0	0	7,813,820	0	7,813,820
ixable	0	0	3,738,280	4,075,540	0	0	7,813,820	0	7,813,820
omestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
iscal Year 2012	1,472,270	6,341,550	2,794,262	3,547,288	126,58

Y 2012 TIF Revenue Received: 99,715

Annual Urban Renewal Report, Fiscal Year 2011 - 2012

Urban Renewal Area Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY-SECO URBAN RENEWAL (70002)
 IF Area Name: MUSCATINE CITY/MUSCATINE SCH/MUSCATINE FD/REV DOWNTOWN UR
 IF INCREM
 IF Area Number: 00000

 R Area Creation Date: 12/1971

 R Area Purpose: To foster the redevelopment of this
 blighted, deteriorated, and
 deteriorating area.

Tax Districts within this Urban Renewal Area

MUSCATINE CITY/MUSCATINE SCH/MUSCATINE FIRE/SECO UR TIF INCREM

Base No.	Increment No.
70059	70097

Urban Renewal Area Value by Class - 1/1/2010 for FY 2012

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	3,428,250	0	0	0	3,428,250	0	3,428,250
taxable	0	0	3,428,250	0	0	0	3,428,250	0	3,428,250
Homestead Credits									

Notes For MUSCATINE CITY-SECO URBAN RENEWAL

The projects and debt in the Downtown Urban Renewal area include those funded from the SECO UR area. FY12 SECO non-rebate expenditures represent a prorated part of G.O. and TIF Bond requirements reflected in the Downtown UR debt.

Annual Urban Renewal Report, Fiscal Year 2011 - 2012

IF Taxing District Data Collection

ocal Government Name: MUSCATINE (70G653)
 rban Renewal Area: MUSCATINE CITY-SECO URBAN RENEWAL (70002)
 IF Area Name: MUSCATINE CITY/MUSCATINE SCH/MUSCATINE FIRE/SECO UR TIF
 JCREM
 IF Area Number: 00000

IF Taxing District Base Year: 1973

Y TIF Revenue First Received: 1981

this TIF Taxing District Subject to a No
atutory end date?

	UR Designation	Designation Date
um	No	
lighted	Yes	
conomic Development	No	12/197

IF Taxing District Value by Class - 1/1/2010 for FY 2012

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
ssessed	0	0	3,428,250	0	0	0	3,428,250	0	3,428,250
ixable	0	0	3,428,250	0	0	0	3,428,250	0	3,428,250
omestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
iscal Year 2012	270,710	3,157,540	3,157,540	0	

Y 2012 TIF Revenue Received: 112,679

Annual Urban Renewal Report, Fiscal Year 2011 - 2012

Urban Renewal Area Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY-NORTHEAST URBAN RENEWAL (70005)
 IF Area Name: MUSCATINE CITY/MUSCATINE SCH/MUSCATINE FIRE/SECO UR TIF
 INCREM
 IF Area Number: 00000
 R Area Creation Date: 10/1996
 R Area Purpose: To foster industrial development in original area and other economic development in expanded area.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.
MUSCATINE CITY/MUSCATINE SCH/MUSCATINE FIRE/NORTHEAST UR TIF INCREM	70089	70102
MUSCATINE CITY AG/MUSCATINE SCH/MUSCATINE FD/NORTHEAST UR TIF INCREM	70090	70110

Urban Renewal Area Value by Class - 1/1/2010 for FY 2012

	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									

Projects For MUSCATINE CITY-NORTHEAST URBAN RENEWAL

Villas at MCC LLC Dev Agreement

Description:	Payments to Villas at MCC LLC
	Commercial - apartment/condos
	(residential use, classified
	commercial)
Classification:	
Physically Complete:	Yes
Payments Complete:	No

Debts For MUSCATINE CITY-NORTHEAST URBAN RENEWAL

Debts at MCC LLC Rebate

Debt Type:	Rebates
Principal:	425,000
Interest:	0
Total:	425,000
Annual Appropriation Debt:	No
Debt Incurred:	01/20/2011
Y of Last Debt Payment:	2023

Project/Debt Link For MUSCATINE CITY-NORTHEAST URBAN RENEWAL

Projects For Villas at MCC LLC Rebate

Villas at MCC LLC Dev Agreement

Rebates For MUSCATINE CITY-NORTHEAST URBAN RENEWAL

ICC Owned Property off Colorado Street

IF Expenditure Amount:	0
ebate Paid To:	The Villas at MCC LLC
ied To Debt:	Villas at MCC LLC Rebate
ied To Project:	Villas at MCC LLC Dev Agreement
rojected Final FY of Rebate:	2023

Annual Urban Renewal Report, Fiscal Year 2011 - 2012

IF Taxing District Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY-NORTHEAST URBAN RENEWAL (70005)
 IF Area Name: MUSCATINE CITY/MUSCATINE SCH/MUSCATINE FIRE/NORTHEAST UR TIF
 JCREM
 IF Area Number: 00000

IF Taxing District Base Year: 1995

Y TIF Revenue First Received: 1998

Is this TIF Taxing District Subject to a
 statutory end date? Yes
 iscal year this TIF Taxing District
 atutorily ends: 2033

	UR Designation	Designation Date
um	No	
lighted	No	
conomic Development	Yes	12/2010

IF Taxing District Value by Class - 1/1/2010 for FY 2012

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
ssessed	0	0	0	0	0	0	0	0	0
ixable	0	0	0	0	0	0	0	0	0
omestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
iscal Year 2012	7,280	0	0	0	0

Y 2012 TIF Revenue Received: 0

Annual Urban Renewal Report, Fiscal Year 2011 - 2012

IF Taxing District Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY-NORTHEAST URBAN RENEWAL (70005)
 IF Area Name: MUSCATINE CITY AG/MUSCATINE SCH/MUSCATINE FD/NORTHEAST UR
 IF INCREM
 IF Area Number: 00000

IF Taxing District Base Year: 1995

Y TIF Revenue First Received: 1998

Is this TIF Taxing District Subject to a
 statutory end date? Yes
 iscal year this TIF Taxing District
 atutorily ends: 2033

	UR Designation	Designation Date
um	No	
lighted	No	
conomic Development	Yes	12/2010

IF Taxing District Value by Class - 1/1/2010 for FY 2012

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
ssessed	0	0	0	0	0	0	0	0	0
ixable	0	0	0	0	0	0	0	0	0
omestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
iscal Year 2012	17,170	0	0	0	0

Y 2012 TIF Revenue Received: 0

Annual Urban Renewal Report, Fiscal Year 2011 - 2012

Urban Renewal Area Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY-SOUTHEND URBAN RENEWAL (70006)
 IF Area Name: MUSCATINE CITY AG/MUSCATINE SCH/MUSCATINE FD/NORTHEAST UR
 IF INCREM
 IF Area Number: 00000

 R Area Creation Date: 07/1994

 R Area Purpose: To foster economic development in
 this urban renewal area.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.
IUSCATINE CITY/MUSCATINE SCH/MUSC FIRE/REV SOUTH END UR TIF INCREM	70078	70094
IUSCATINE CITY AG/MUSCATINE SCH/MUSCATINE FD/REV SOUTH END TIF INCREM	70079	70109
IUSCATINE CITY/MUSCATINE SCH/MUSC FIRE/UR SE UR ROBISON TIF INCREM	70132	70133
IUSCATINE CITY/LOUISA-MUSCATINE SCH/MUSC FIRE/REV SE UR 03 TIF INCREM	70134	70135
IUSCATINE CITY AG/LOUISA-MUSCATINE SCH/MUSCATINE FIRE/SE UR 03 TIF INCREM	70136	70137
IUSCATINE CITY AG/MUSCATINE SCH/MUSCATINE FIRE/REV SE 03 UR TIF INCREM	70138	70139
IUSCATINE CITY/MUSCATINE SCH/MUSC FIRE/REV SE UR 03 TIF INCREM	70140	70141
IUSCATINE CITY/MUSCATINE SCH/MUSC FIRE/UR SE MUSCO TIF INCREM	70147	70148
IUSCATINE CITY/MUSC SCH/MUSC FIRE/REV SE 03 UR CUR TIF INCREM	70163	70164
IUSCATINE CITY/MUSC SCH/MUSC FIRE/REV SE 03 UR NEW TIF INCREM	70165	70166

Urban Renewal Area Value by Class - 1/1/2010 for FY 2012

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,199,970	31,868,050	24,059,450	30,555,960	0	-85,192	87,598,238	0	87,598,238
taxable	828,162	15,465,531	24,059,450	30,555,960	0	-85,192	70,823,911	0	70,823,911
Homestead Credits									2

Projects For MUSCATINE CITY-SOUTHEND URBAN RENEWAL

Airport Terminal Building

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

Southend Water Extension Project

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

Robison Logistics Dev. Agreement

Description:	Payments to Robison Logistics
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	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

Administrative Expenses

escription:	Payments to General Fund for
lassification:	Admin Exp
physically Complete:	Administrative expenses
ayments Complete:	Yes
	Yes

Chamber Economic Development Grant

escription:	Payments to GMCCI for Economic
lassification:	Dev
physically Complete:	Administrative expenses
ayments Complete:	Yes
	Yes

A&E Convenience LLC Dev. Agreement

escription:	Payments to A&E Convencience
lassification:	LLC
physically Complete:	Commercial - retail
ayments Complete:	Yes
	No

Bridge Lighting Improvements

escription:	Payment to City for Bridge Lighting
lassification:	Improvements
physically Complete:	Roads, Bridges & Utilities
ayments Complete:	No
	No

Debts For MUSCATINE CITY-SOUTHEND URBAN RENEWAL

TIF Revenue Bonds 6-24-04

Debt Type:	TIF Revenue Bonds/Notes
Principal:	1,245,000
Interest:	400,838
Total:	1,645,838
Annual Appropriation Debt:	No
date Debt Incurred:	06/24/2004
Y of Last Debt Payment:	2021

Jobison Logistics Rebate

Debt Type:	Rebates
Principal:	77,254
Interest:	0
Total:	77,254
Annual Appropriation Debt:	No
date Debt Incurred:	01/02/2003
Y of Last Debt Payment:	2014

Tusco Sport Lighting Rebate

Debt Type:	Rebates
Principal:	1,456,486
Interest:	0
Total:	1,456,486
Annual Appropriation Debt:	No
date Debt Incurred:	04/03/2003
Y of Last Debt Payment:	2020

Berry's Transportation Rebate

Debt Type:	Rebates
Principal:	324,940
Interest:	0
Total:	324,940
Annual Appropriation Debt:	No
date Debt Incurred:	07/16/2009
Y of Last Debt Payment:	2020

Leawcomb Properties Rebate

Debt Type:	Rebates
Principal:	91,433
Interest:	0
Total:	91,433
Annual Appropriation Debt:	No
date Debt Incurred:	07/16/2009
Y of Last Debt Payment:	2020

&E Convenience Rebate

ebt Type:	Rebates
Principal:	40,000
Interest:	0
otal:	40,000
nnual Appropriation Debt:	No
ate Debt Incurred:	01/20/2011
Y of Last Debt Payment:	2022

Administrative Expenses

ebt Type:	Internal Loans
Principal:	102,517
Interest:	0
otal:	102,517
nnual Appropriation Debt:	No
ate Debt Incurred:	11/03/2011
Y of Last Debt Payment:	2012

Chamber Economic Dev. Grant

ebt Type:	Internal Loans
Principal:	35,000
Interest:	0
otal:	35,000
nnual Appropriation Debt:	No
ate Debt Incurred:	11/03/2011
Y of Last Debt Payment:	2012

Ridge Lighting Improvements

ebt Type:	Internal Loans
Principal:	40,000
Interest:	0
otal:	40,000
nnual Appropriation Debt:	No
ate Debt Incurred:	09/15/2011
Y of Last Debt Payment:	2013

Project/Debt Link For MUSCATINE CITY-SOUTHEND URBAN RENEWAL

Projects For TIF Revenue Bonds 6-24-04

Airport Terminal Building
Southend Water Extension Project

Projects For Robison Logistics Rebate

Robison Logistics Dev. Agreement

Projects For Musco Sport Lighting Rebate

Musco Sports Lighting Dev. Agreement

Projects For Curry's Transportation Rebate

Curry's Transportation Dev. Agreement

Projects For Newcomb Properties Rebate

Newcomb Properties LLC Dev. Agreement

Projects For A&E Convenience Rebate

A&E Convenience LLC Dev. Agreement

Projects For Administrative Expenses

Administrative Expenses

Projects For Chamber Economic Dev. Grant

Chamber Economic Development Grant

Projects For Bridge Lighting Improvements

Bridge Lighting Improvements

Rebates For MUSCATINE CITY-SOUTHEND URBAN RENEWAL

425 Houser Street

IF Expenditure Amount:	25,920
ebate Paid To:	Robison Logistics Management LLC
ied To Debt:	Robison Logistics Rebate
ied To Project:	Robison Logistics Dev. Agreement
rojected Final FY of Rebate:	2014

107 Stewart Road

IF Expenditure Amount:	101,147
ebate Paid To:	Musco Sports Lighting LLC
ied To Debt:	Musco Sport Lighting Rebate
ied To Project:	Musco Sports Lighting Dev.
Agreement	
rojected Final FY of Rebate:	2020

200 Highway 61 South

IF Expenditure Amount:	25,105
ebate Paid To:	Curry's Transportation Service Inc.
ied To Debt:	Curry's Transportation Rebate
ied To Project:	Curry's Transportation Dev.
Agreement	
rojected Final FY of Rebate:	2020

606 Grandview Avenue

IF Expenditure Amount:	8,364
ebate Paid To:	Newcomb Properties LLC
ied To Debt:	Newcomb Properties Rebate
ied To Project:	Newcomb Properties LLC Dev.
Agreement	
rojected Final FY of Rebate:	2020

701 Highway 61 Sourth

IF Expenditure Amount:	0
ebate Paid To:	A&E Convience LLC
ied To Debt:	A&E Convenience Rebate
ied To Project:	A&E Convenience LLC Dev.
Agreement	
rojected Final FY of Rebate:	2022

Annual Urban Renewal Report, Fiscal Year 2011 - 2012

IF Taxing District Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY-SOUTHEND URBAN RENEWAL (70006)
 IF Area Name: MUSCATINE CITY/MUSCATINE SCH/MUSC FIRE/REV SOUTH END UR TIF
 JCREM
 IF Area Number: 00000

IF Taxing District Base Year: 1993

Year TIF Revenue First Received: 1996

Is this TIF Taxing District Subject to a
statutory end date? No

	UR Designation	Designation Date
um	No	
lighted	No	
conomic Development	Yes	07/199

IF Taxing District Value by Class - 1/1/2010 for FY 2012

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	5,746,200	13,293,710	8,861,820	0	-18,520	27,883,210	0	27,883,210
taxable	0	2,788,640	13,293,710	8,861,820	0	-18,520	24,925,650	0	24,925,650
Homestead Credits									
	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used		Increment Revenue Not Used			
Fiscal Year 2012	15,698,947	12,202,783	6,048,343	6,154,440					219,62

Year 2012 TIF Revenue Received: 209,171

Annual Urban Renewal Report, Fiscal Year 2011 - 2012

IF Taxing District Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY-SOUTHEND URBAN RENEWAL (70006)
 IF Area Name: MUSCATINE CITY AG/MUSCATINE SCH/MUSCATINE FD/REV SOUTH END
 IF INCREM
 IF Area Number: 00000

IF Taxing District Base Year: 1993

Year TIF Revenue First Received: 1996

Is this TIF Taxing District Subject to a
statutory end date? No

	UR Designation	Designation Date
um	No	
lighted	No	
conomic Development	Yes	07/19/

IF Taxing District Value by Class - 1/1/2010 for FY 2012

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	309,860	0	0	0	0	0	309,860	0	309,860
taxable	213,851	0	0	0	0	0	213,851	0	213,851
Homestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2012	132,745	177,115	177,115	0	

Year 2012 TIF Revenue Received: 3,089

Annual Urban Renewal Report, Fiscal Year 2011 - 2012

IF Taxing District Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY-SOUTHEND URBAN RENEWAL (70006)
 IF Area Name: MUSCATINE CITY/MUSCATINE SCH/MUSC FIRE/UR SE UR ROBISON TIF
 TCREM
 IF Area Number: 00000

IF Taxing District Base Year: 1995

Year TIF Revenue First Received: 1996

Is this TIF Taxing District Subject to a
statutory end date? No

	UR Designation	Designation Date
um	No	
lighted	No	
conomic Development	Yes	07/19/

IF Taxing District Value by Class - 1/1/2010 for FY 2012

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2012	15,912	726,348	360,040	366,308	13,077

Year 2012 TIF Revenue Received: 12,848

Annual Urban Renewal Report, Fiscal Year 2011 - 2012

IF Taxing District Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY-SOUTHEND URBAN RENEWAL (70006)
 IF Area Name: MUSCATINE CITY/LOUISA-MUSCATINE SCH/MUSC FIRE/REV SE UR 03 TIF
 NCREM
 IF Area Number: 00000

IF Taxing District Base Year: 1993

Year TIF Revenue First Received: 1996

Is this TIF Taxing District Subject to a
statutory end date? No

	UR Designation	Designation Date
um	No	
lighted	No	
conomic Development	Yes	07/19/

IF Taxing District Value by Class - 1/1/2010 for FY 2012

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	19,595,350	6,362,040	7,052,120	0	-48,152	32,961,358	0	32,961,358
Exempt	0	9,509,591	6,362,040	7,052,120	0	-48,152	22,875,599	0	22,875,599
Homestead Credits									12

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2012	28,914,310	4,095,200	2,030,072	2,065,128	70,95

Year 2012 TIF Revenue Received: 72,878

Annual Urban Renewal Report, Fiscal Year 2011 - 2012

IF Taxing District Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY-SOUTHEND URBAN RENEWAL (70006)
 IF Area Name: MUSCATINE CITY AG/LOUISA-MUSCATINE SCH/MUSCATINE FIRE/SE UR 0
 IF INCREM
 IF Area Number: 00000

IF Taxing District Base Year: 1993

Year TIF Revenue First Received: 1996

Is this TIF Taxing District Subject to a
statutory end date? No

	UR Designation	Designation Date
um	No	
lighted	No	
conomic Development	Yes	07/199

IF Taxing District Value by Class - 1/1/2010 for FY 2012

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	186,600	0	0	0	0	0	186,600	0	186,600
taxable	128,781	0	0	0	0	0	128,781	0	128,781
Homestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2012	80,540	106,060	106,060	0	0

Year 2012 TIF Revenue Received: 1,781

Annual Urban Renewal Report, Fiscal Year 2011 - 2012

IF Taxing District Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY-SOUTHEND URBAN RENEWAL (70006)
 IF Area Name: MUSCATINE CITY AG/MUSCATINE SCH/MUSCATINE FIRE/REV SE 03 UR TI
 JCREM
 IF Area Number: 00000

IF Taxing District Base Year: 1993

Year TIF Revenue First Received: 1996

Is this TIF Taxing District Subject to a
statutory end date? No

	UR Designation	Designation Date
um	No	
lighted	No	
conomic Development	Yes	07/199

IF Taxing District Value by Class - 1/1/2010 for FY 2012

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	703,510	0	0	0	0	0	703,510	0	703,510
taxable	485,530	0	0	0	0	0	485,530	0	485,530
Homestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2012	366,070	337,440	167,276	170,164	4,38

Year 2012 TIF Revenue Received: 6,523

Annual Urban Renewal Report, Fiscal Year 2011 - 2012

IF Taxing District Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY-SOUTHENDE URBAN RENEWAL (70006)
 IF Area Name: MUSCATINE CITY/MUSCATINE SCH/MUSC FIRE/REV SE UR 03 TIF INCREM
 IF Area Number: 00000

IF Taxing District Base Year: 1993

Y TIF Revenue First Received: 1996

this TIF Taxing District Subject to a No
statutory end date?

	UR Designation	Designation Date
um	No	
lighted	No	
conomic Development	Yes	07/199

IF Taxing District Value by Class - 1/1/2010 for FY 2012

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
ssessed	0	6,526,500	2,438,000	6,784,240	0	-18,520	15,730,220	0	15,730,220
ixable	0	3,167,300	2,438,000	6,784,240	0	-18,520	12,371,020	0	12,371,020
omestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
iscal Year 2012	15,106,320	642,420	318,486	323,934	11,560

Y 2012 TIF Revenue Received: 15,429

Annual Urban Renewal Report, Fiscal Year 2011 - 2012

IF Taxing District Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY-SOUTHEND URBAN RENEWAL (70006)
 IF Area Name: MUSCATINE CITY/MUSCATINE SCH/MUSC FIRE/UR SE MUSCO TIF INCREM
 IF Area Number: 00000

IF Taxing District Base Year: 1993

Y TIF Revenue First Received: 1996

this TIF Taxing District Subject to a No
statutory end date?

	UR Designation	Designation Date
um	No	
lighted	No	
conomic Development	Yes	07/199

IF Taxing District Value by Class - 1/1/2010 for FY 2012

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
ssessed	0	0	0	7,115,520	0	0	7,115,520	0	7,115,520
ixable	0	0	0	7,115,520	0	0	7,115,520	0	7,115,520
omestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
iscal Year 2012	2,885,090	4,230,430	2,097,108	2,133,322	76,12

Y 2012 TIF Revenue Received: 74,837

Annual Urban Renewal Report, Fiscal Year 2011 - 2012

IF Taxing District Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY-SOUTHEND URBAN RENEWAL (70006)
 IF Area Name: MUSCATINE CITY/MUSC SCH/MUSC FIRE/REV SE 03 UR CUR TIF INCREM
 IF Area Number: 00000

IF Taxing District Base Year: 1993

Y TIF Revenue First Received: 1996

this TIF Taxing District Subject to a No
statutory end date?

	UR Designation	Designation Date
um	No	
lighted	No	
conomic Development	Yes	07/199

IF Taxing District Value by Class - 1/1/2010 for FY 2012

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
ssessed	0	0	1,420,810	0	0	0	1,420,810	0	1,420,810
ixable	0	0	1,420,810	0	0	0	1,420,810	0	1,420,810
omestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
iscal Year 2012	1,014,010	406,800	201,659	205,141	7,32

Y 2012 TIF Revenue Received: 7,196

Annual Urban Renewal Report, Fiscal Year 2011 - 2012

IF Taxing District Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY-SOUTHEND URBAN RENEWAL (70006)
 IF Area Name: MUSCATINE CITY/MUSC SCH/MUSC FIRE/REV SE 03 UR NEW TIF INCREM
 IF Area Number: 00000

IF Taxing District Base Year: 1993

Y TIF Revenue First Received: 1996

this TIF Taxing District Subject to a
statutory end date? No

	UR Designation	Designation Date
um	No	
lighted	No	
conomic Development	Yes	07/199

IF Taxing District Value by Class - 1/1/2010 for FY 2012

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
ssessed	0	0	544,890	0	0	0	544,890	0	544,890
ixable	0	0	544,890	0	0	0	544,890	0	544,890
omestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
iscal Year 2012	318,560	226,330	112,196	114,134	4,07

Y 2012 TIF Revenue Received: 4,004

Annual Urban Renewal Report, Fiscal Year 2011 - 2012

Urban Renewal Area Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE MALL URBAN RENEWAL (70012)
 IF Area Name: MUSCATINE CITY/MUSC SCH/MUSC FIRE/REV SE 03 UR NEW TIF INCREM
 IF Area Number: 00000
 R Area Creation Date: 12/2006
 R Area Purpose: To provide assistance to the owner
 of the Muscatine Mall to undertake
 the development, renovation, and
 improvement of the Mall and
 adjacent commercial outlots.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.
MUSCATINE CITY/MUSCATINE SCH/MUSC FIRE MUSC MALL UR TIF INCREM	70155	70156

Urban Renewal Area Value by Class - 1/1/2010 for FY 2012

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	9,916,480	0	0	0	9,916,480	0	9,916,480
taxable	0	0	9,916,480	0	0	0	9,916,480	0	9,916,480
Homestead Credits									

Projects For MUSCATINE MALL URBAN RENEWAL

Muscatine Mall Development Agreement

Description:	Payments for development, renovation and improvements to Muscatine Mall
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

Debts For MUSCATINE MALL URBAN RENEWAL

Muscatine Mall Rebate

Debt Type:	Rebates
Principal:	5,305,577
Interest:	0
Total:	5,305,577
Annual Appropriation Debt:	No
Debt Incurred:	01/10/2008
Y of Last Debt Payment:	2031

**'roject/Debt Link For MUSCATINE MALL URBAN RENEWAL
rojects For Muscatine Mall Rebate**

Muscatine Mall Development Agreement

Rebates For MUSCATINE MALL URBAN RENEWAL

903 Park Avenue

IF Expenditure Amount:	12,489
Rebate Paid To:	Fin Dist Prop MM LLC, KRE LLC, Mogul Holdings LLC
Debt:	Muscatine Mall Rebate
Project:	Muscatine Mall Development Agreement
Projected Final FY of Rebate:	2029

Annual Urban Renewal Report, Fiscal Year 2011 - 2012

IF Taxing District Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE MALL URBAN RENEWAL (70012)
 IF Area Name: MUSCATINE CITY/MUSCATINE SCH/MUSC FIRE MUSC MALL UR TIF
 NCREM
 IF Area Number: 00000

IF Taxing District Base Year: 2007

Y TIF Revenue First Received: 2010

Is this TIF Taxing District Subject to a
 statutory end date? Yes
 iscal year this TIF Taxing District
 atutorily ends: 2029

	UR Designation	Designation Date
um	No	
lighted	No	
conomic Development	Yes	12/200

IF Taxing District Value by Class - 1/1/2010 for FY 2012

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
ssessed	0	0	9,916,480	0	0	0	9,916,480	0	9,916,480
ixable	0	0	9,916,480	0	0	0	9,916,480	0	9,916,480
omestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
iscal Year 2012	9,216,520	699,960	396,787	303,173	10,811

Y 2012 TIF Revenue Received: 14,159

Annual Urban Renewal Report, Fiscal Year 2011 - 2012

Urban Renewal Area Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY-NORTHEAST URBAN RENEWAL CEDAR DEVELOPMENT
 '0013)
 IF Area Name: MUSCATINE CITY/MUSCATINE SCH/MUSC FIRE MUSC MALL UR TIF
 INCREM
 IF Area Number: 00000
 R Area Creation Date: 11/2003
 R 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

MUSCATINE CITY/MUSCATINE SCH/MUSCATINE FIRE/NE UR CEDAR TIF INCREM

Base No. 70145 Increment No. 70146

Urban Renewal Area Value by Class - 1/1/2010 for FY 2012

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	12,237,060	0	0	0	12,237,060	0	12,237,060
taxable	0	0	12,237,060	0	0	0	12,237,060	0	12,237,060
Homestead Credits									

Projects For MUSCATINE CITY-NORTHEAST URBAN RENEWAL CEDAR DEVELOPMENT

Cedar Development Dev Agreement

Description:	Payments to developer of this area
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

Debts For MUSCATINE CITY-NORTHEAST URBAN RENEWAL CEDAR DEVELOPMENT

Cedar Development Rebate

Debt Type:	Rebates
Principal:	4,425,145
Interest:	0
Total:	4,425,145
Annual Appropriation Debt:	No
Debt Incurred:	01/22/2004
Y of Last Debt Payment:	2019

Project/Debt Link For MUSCATINE CITY-NORTHEAST URBAN RENEWAL CEDAR DEVELOPMENT

Projects For Cedar Development Rebate

Cedar Development Dev Agreement

Rebates For MUSCATINE CITY-NORTHEAST URBAN RENEWAL CEDAR DEVELOPMENT

Various properties along Hwy 61 N in northeast section of city

IF Expenditure Amount: 157,440
Rebate Paid To: VMI Northport Commons LLC
Borrowed To Debt: Cedar Development Rebate
Borrowed To Project: Cedar Development Dev Agreement
Projected Final FY of Rebate: 2019

Annual Urban Renewal Report, Fiscal Year 2011 - 2012

IF Taxing District Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY-NORTHEAST URBAN RENEWAL CEDAR DEVELOPMENT
 '0013)
 IF Area Name: MUSCATINE CITY/MUSCATINE SCH/MUSCATINE FIRE/NE UR CEDAR TIF
 JCREM
 IF Area Number: 00000

IF Taxing District Base Year: 2007

Y TIF Revenue First Received: 2010

this TIF Taxing District Subject to a Yes
 statutory end date?
 iscal year this TIF Taxing District 2029
 statutory ends:

	UR Designation	Designation Date
um	No	
lighted	No	
conomic Development	Yes	11/200

IF Taxing District Value by Class - 1/1/2010 for FY 2012

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
ssessed	0	0	12,237,060	0	0	0	12,237,060	0	12,237,060
ixable	0	0	12,237,060	0	0	0	12,237,060	0	12,237,060
omestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
iscal Year 2012	3,413,340	8,823,720	4,534,713	4,289,007	153,050

Y 2012 TIF Revenue Received: 161,824

Annual Urban Renewal Report, Fiscal Year 2011 - 2012

Urban Renewal Area Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY-HEINZ INDUSTRIAL URBAN RENEWAL (70014)
 IF Area Name: MUSCATINE CITY/MUSCATINE SCH/MUSCATINE FIRE/NE UR CEDAR TIF
 INCREM
 IF Area Number: 00000
 R Area Creation Date: 01/2010
 R Area Purpose: To foster industrial development in this area in accordance with local community objectives.

Tax Districts within this Urban Renewal Area

MUSCATINE CITY/MUSC SCH/MUSC FIRE/HEINZ IND UR TIF INCREM

Base No. 70169 Increment No. 70170

Urban Renewal Area Value by Class - 1/1/2010 for FY 2012

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	11,760,240	0	0	11,760,240	0	11,760,240
taxable	0	0	0	11,760,240	0	0	11,760,240	0	11,760,240
Homestead Credits									

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

Debts For MUSCATINE CITY-HEINZ INDUSTRIAL URBAN RENEWAL

I.J. Heinz Rebate

Debt Type:	Rebates
Principal:	425,000
Interest:	0
Total:	425,000
Annual Appropriation Debt:	No
date Debt Incurred:	06/17/2010
Year of Last Debt Payment:	2026

Project/Debt Link For MUSCATINE CITY-HEINZ INDUSTRIAL URBAN RENEWAL

Projects For H.J. Heinz Rebate

H.J. Heinz Development Agreement

Rebates For MUSCATINE CITY-HEINZ INDUSTRIAL URBAN RENEWAL

Heinz Plant 1357 Isett Avenue

IF Expenditure Amount:	11,362
Rebate Paid To:	H.J. Heinz Company LP
Used To Debt:	H.J. Heinz Rebate
Used To Project:	H.J. Heinz Development Agreement
Projected Final FY of Rebate:	2026

Jobs For MUSCATINE CITY-HEINZ INDUSTRIAL URBAN RENEWAL

Project:	H.J. Heinz Development Agreement
Company Name:	H.J. Heinz Company LP
Agreement Began:	06/17/2010
Agreement Ends:	06/01/2026
Number of Jobs Created or Retained:	90
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	23,900,000
Total Estimated Cost of Public Infrastructure:	0

Annual Urban Renewal Report, Fiscal Year 2011 - 2012

IF Taxing District Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY-HEINZ INDUSTRIAL URBAN RENEWAL (70014)
 IF Area Name: MUSCATINE CITY/MUSC SCH/MUSC FIRE/HEINZ IND UR TIF INCREM
 IF Area Number: 00000

IF Taxing District Base Year: 2009

Y TIF Revenue First Received: 2012

Is this TIF Taxing District Subject to a
 statutory end date? Yes
 iscal year this TIF Taxing District
 atutorily ends: 2031

	UR Designation	Designation Date
um lighted conomic Development	No No Yes	01/2010

IF Taxing District Value by Class - 1/1/2010 for FY 2012

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	11,760,240	0	0	11,760,240	0	11,760,240
Exempt	0	0	0	11,760,240	0	0	11,760,240	0	11,760,240
Homestead Credits									

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2012	11,123,480	636,760	396,787	239,973	8,564

Y 2012 TIF Revenue Received: 14,160