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FINANCE & RECORDS

MEMO

To: Gregg Mandsager, City Administrator

From: Nancy A. Lueck, Finance Director

Date: October 16, 2017

Re: Request to Approve Annual Urban Renewal Report for FY 2016/2017

Introduction and Background:

House File 2460 approved by the State legislature in the spring of 2012 requires local governments in the State to complete and submit an annual report showing all activity with each of their urban renewal areas during the preceding fiscal year. The Iowa Department of Management developed an on-line reporting system to facilitate completion and submission of this information. The attached report is the updated information for fiscal year 2016/2017.

Report Summary:

The City of Muscatine had ten active urban renewal (UR) areas in 2016/2017 including (1) Downtown, (2) Downtown SECO, (3) Southend, (4) Highway 38 Northeast including the amended Harrison/Colorado Street area, (5) Northeast Cedar Development, (6) Muscatine Mall, (7) the Heinz Industrial area, (8) the Fridley Theaters area, (9) the Iowa Reinvestment District area, and (10) the North University district. For each of these areas, the reporting system required the City's Urban Renewal Plan including amendments, urban renewal area map, and TIF ordinance to be uploaded into the system. For each of the UR areas, each project (public improvement, development agreement, internal loan, etc.) was required to be listed and all debt (including rebates, internal loans, and bond issues) was also entered into the system. Information was also required for each TIF rebate agreement – date of agreement, date of last required payment, and estimated balance remaining on the agreement including the current year amounts.

For fiscal year 2016/2017 the City paid a total of \$1,118,816 in TIF rebates to nine businesses. Debt payments on TIF revenue and general obligation bonds totaled \$366,755. Payments on internal advances for administrative costs, the GMCCI economic development grant, the small business forgivable loan program, the final payment on the Weed Park Maintenance building, and the \$10,000 grant to the Harrison Lofts project, totaled \$327,267. TIF revenues for the year totaled \$1,881,323. The ending fund balances for each of the UR tax increment funds totaled \$1,085,581 and the computed net TIF debt outstanding as of June 30, 2017 totaled to \$24,511,876. This computed debt included the balances remaining on TIF rebate agreements and principal and interest on TIF-related debt. Per the instructions for this report, the TIF debt outstanding includes the full amount of the TIF rebates, including those subject to annual appropriation.

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

Recommendation:

Please include this report on the agenda for the October 19, 2017 Council meeting. The City Council is requested to approve this report and authorize its submission to the State. Please contact me if you have any questions or need additional information.

Backup Information:

1. Annual Urban Renewal Report

Annual Urban Renewal Report, Fiscal Year 2016 - 2017

Levy Authority Summary

Local Government Name: MUSCATINE
 Local Government Number: 70G653

| Active Urban Renewal Areas | U.R. # | # of Tif Taxing Districts |
|--|-----------|---------------------------------|
| MUSCATINE CITY DOWNTOWN URBAN RENEWAL | 70001 | 1 |
| MUSCATINE CITY SECO URBAN RENEWAL | 70002 | 1 |
| MUSCATINE CITY NORTHEAST URBAN RENEWAL | 70005 | 4 |
| MUSCATINE CITY SOUTHEND URBAN RENEWAL | 70006 | 11 |
| MUSCATINE MALL URBAN RENEWAL | 70012 | 1 |
| MUSCATINE CITY NORTHEAST CEDAR DEVELOPMENT URBAN RENEWAL | 70013 | 1 |
| MUSCATINE CITY HEINZ INDUSTRIAL URBAN RENEWAL | 70014 | 2 |
| MUSCATINE CITY FRIDLEY THEATRES URBAN RENEWAL | 70016 | 1 |
| IOWA REINVESTMENT DISTRICT PROJECT | 70018 | 1 |
| MUSCATINE CITY NORTH UNIVERSITY URBAN RENEWAL | 70019 | 0 |

TIF Debt Outstanding: 27,410,295

| | | | |
|---|------------------|----------|---|
| TIF Sp. Rev. Fund Cash Balance as of 07-01-2016: | 1,012,673 | 0 | Amount of 07-01-2016 Cash Balance Restricted for LMI |
|---|------------------|----------|---|

| | |
|---------------------------------|------------------|
| TIF Revenue: | 1,881,323 |
| TIF Sp. Revenue Fund Interest: | 4,423 |
| Property Tax Replacement Claims | 0 |
| Asset Sales & Loan Repayments: | 0 |
| Total Revenue: | 1,885,746 |

| | |
|-------------------------------|------------------|
| Rebate Expenditures: | 1,118,816 |
| Non-Rebate Expenditures: | 694,022 |
| Returned to County Treasurer: | 0 |
| Total Expenditures: | 1,812,838 |

| | | | |
|---|------------------|----------|---|
| TIF Sp. Rev. Fund Cash Balance as of 06-30-2017: | 1,085,581 | 0 | Amount of 06-30-2017 Cash Balance Restricted for LMI |
|---|------------------|----------|---|

**Year-End Outstanding TIF
 Obligations, Net of TIF Special
 Revenue Fund Balance: 24,511,876**

♣ Annual Urban Renewal Report, Fiscal Year 2016 - 2017

Urban Renewal Area Data Collection

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

UR Area Creation Date: 07/1994

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

| Tax Districts within this Urban Renewal Area | Base No. | Increment No. | Increment Value Used |
|--|----------|---------------|----------------------|
| MUSCATINE CITY/MUSCATINE SCH/MUSCATINE FD/REV DOWNTOWN UR TIF INCREM | 70085 | 70108 | 2,624,382 |

Urban Renewal Area Value by Class - 1/1/2015 for FY 2017

| | Agricultural | Residential | Commercial | Industrial | Other | Military | Total | Gas/Electric Utility | Total |
|-------------------|--------------|-------------|------------|------------|-------|----------|-----------|----------------------|-----------|
| Assessed | 0 | 0 | 3,793,330 | 4,729,770 | 0 | 0 | 8,523,100 | 0 | 8,523,100 |
| Taxable | 0 | 0 | 3,413,997 | 4,256,793 | 0 | 0 | 7,670,790 | 0 | 7,670,790 |
| Homestead Credits | | | | | | | | | 0 |

TIF Sp. Rev. Fund Cash Balance as of 07-01-2016: 37,834 0 **Amount of 07-01-2016 Cash Balance Restricted for LMI**

TIF Revenue: 213,830
 TIF Sp. Revenue Fund Interest: 401
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 214,231

Rebate Expenditures: 0
 Non-Rebate Expenditures: 203,050
 Returned to County Treasurer: 0
Total Expenditures: 203,050

TIF Sp. Rev. Fund Cash Balance as of 06-30-2017: 49,015 0 **Amount of 06-30-2017 Cash Balance Restricted for LMI**

Projects For MUSCATINE CITY DOWNTOWN URBAN RENEWAL

3rd & Chestnut Pkg Lot Reconstruction

Description: Reconstruct parking lot
Classification: Roads, Bridges & Utilities
Physically Complete: Yes
Payments Complete: No

Downtown Parking Lot Resurfacing Projects

Description: Resurfacing of Lot 2 and Lot 4
Classification: Roads, Bridges & Utilities
Physically Complete: Yes
Payments Complete: No

Downtown Street and Alley Resurfacing

Description: Resurfacing Downtown Streets and Alleys
Classification: Roads, Bridges & Utilities
Physically Complete: Yes
Payments Complete: No

Pearl City Station Flood Repairs

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

Riverfront Erosion Control Project

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

Debts/Obligations For MUSCATINE CITY DOWNTOWN URBAN RENEWAL

6-1-2010 General Obligation Bonds

| | |
|------------------------|-----------------------------|
| Debt/Obligation Type: | Gen. Obligation Bonds/Notes |
| Principal: | 760,000 |
| Interest: | 59,050 |
| Total: | 819,050 |
| Annual Appropriation?: | No |
| Date Incurred: | 06/01/2010 |
| FY of Last Payment: | 2020 |

Non-Rebates For MUSCATINE CITY DOWNTOWN URBAN RENEWAL

| | |
|-------------------------|--|
| TIF Expenditure Amount: | 203,050 |
| 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 |

♣ Annual Urban Renewal Report, Fiscal Year 2016 - 2017

A prorated portion of the projects/debt in the Downtown TIF is funded from the SECO UR area. The FY 17 SECO amt was \$120,703. All of the projects listed in FY 17 were funded from June 2010 bond issue.

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2017

♣ Annual Urban Renewal Report, Fiscal Year 2016 - 2017

TIF Taxing District Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY DOWNTOWN URBAN RENEWAL (70001)
 TIF Taxing District Name: MUSCATINE CITY/MUSCATINE SCH/MUSCATINE FD/REV DOWNTOWN UR
 TIF INCREM
 TIF Taxing District Inc. Number: 70108

| | | | |
|----------------------------------|------|----------------------|-----------------------|
| TIF Taxing District Base Year: | 1993 | | UR Designation |
| FY TIF Revenue First Received: | 1996 | Slum | No |
| Subject to a Statutory end date? | No | Blighted | No |
| | | Economic Development | 07/1994 |

TIF Taxing District Value by Class - 1/1/2015 for FY 2017

| | Agricultural | Residential | Commercial | Industrial | Other | Military | Total | Gas/Electric Utility | Total |
|-------------------|--------------|-------------|------------|------------|-------|----------|-----------|----------------------|-----------|
| Assessed | 0 | 0 | 3,793,330 | 4,729,770 | 0 | 0 | 8,523,100 | 0 | 8,523,100 |
| Taxable | 0 | 0 | 3,413,997 | 4,256,793 | 0 | 0 | 7,670,790 | 0 | 7,670,790 |
| Homestead Credits | | | | | | | | | 0 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2017 | 1,472,270 | 7,050,830 | 2,624,382 | 4,426,448 | 149,917 |

FY 2017 TIF Revenue Received: 213,830

Urban Renewal Area Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY SECO URBAN RENEWAL
 UR Area Number: 70002

UR Area Creation Date: 12/1971

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

Tax Districts within this Urban Renewal Area

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

Urban Renewal Area Value by Class - 1/1/2015 for FY 2017

| | 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 07-01-2016: 0 0 **Amount of 07-01-2016 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 06-30-2017: 0 0 **Amount of 06-30-2017 Cash Balance Restricted for LMI**

The projects and debt in the Downtown Urban Renewal area include those funded from the SECO UR area. FY17 SECO non-rebate expenditures for G.O. bond requirements are all reflected in the Downtown UR debt.

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2017

TIF Taxing District Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY SECO URBAN RENEWAL (70002)
 TIF Taxing District Name: MUSCATINE CITY/MUSCATINE SCH/MUSCATINE FIRE/SECO UR TIF INCREM
 TIF Taxing District Inc. Number: 70097

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

TIF Taxing District Value by Class - 1/1/2015 for FY 2017

| | 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 2017 | 270,710 | 3,563,901 | 3,563,901 | 0 | 0 |

FY 2017 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2016 - 2017

Urban Renewal Area Data Collection

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

UR Area Creation Date: 10/1996

UR Area Purpose: To foster industrial development in original area and other economic development in expanded area.

Tax Districts within this Urban Renewal Area

| | Base No. | Increment No. | Increment Value Used |
|--|----------|---------------|----------------------|
| MUSCATINE CITY/MUSCATINE SCH/MUSCATINE FIRE/NORTHEAST UR TIF INCREM | 70089 | 70102 | 1,003,786 |
| MUSCATINE CITY AG/MUSCATINE SCH/MUSCATINE FD/NORTHEAST UR TIF INCREM | 70090 | 70110 | 26,821 |
| MUSCATINE CITY/MUSC SCH/MUSC FIRE/NORTHEAST 10 UR TIF INCREM | 70183 | 70184 | 447,623 |
| MUSCATINE CITY/MUSC SCH/MUSC FIRE/NORTHEAST 12 UR TIF INCREM | 70193 | 70194 | 297,653 |

Urban Renewal Area Value by Class - 1/1/2015 for FY 2017

| | Agricultural | Residential | Commercial | Industrial | Other | Military | Total | Gas/Electric Utility | Total |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed | 58,170 | 0 | 13,121,420 | 5,464,120 | 0 | 0 | 19,941,710 | 0 | 19,941,710 |
| Taxable | 26,821 | 0 | 11,809,278 | 4,917,708 | 0 | 0 | 17,873,332 | 0 | 17,873,332 |
| Homestead Credits | | | | | | | | | 0 |

TIF Sp. Rev. Fund Cash Balance as of 07-01-2016: 20,639 0 **Amount of 07-01-2016 Cash Balance Restricted for LMI**

TIF Revenue: 59,873
 TIF Sp. Revenue Fund Interest: 183
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 60,056

Rebate Expenditures: 18,959
 Non-Rebate Expenditures: 47,167
 Returned to County Treasurer: 0
Total Expenditures: 66,126

TIF Sp. Rev. Fund Cash Balance as of 06-30-2017: 14,569 0 **Amount of 06-30-2017 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
Commercial - apartment/condos (residential use, classified commercial)
Classification:
Physically Complete: Yes
Payments Complete: No

Weed Park Maint Bldg

Description: Consruct New Park Maint Building
Classification: Municipal and other publicly-owned or leased buildings
Physically Complete: Yes
Payments Complete: Yes

Harrison Lofts Dev Agreement

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

Harrison Lofts Economic Dev Grant

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

Debts/Obligations For MUSCATINE CITY NORTHEAST URBAN RENEWAL

Villas at MCC LLC Rebate

| | |
|------------------------|------------|
| Debt/Obligation Type: | Rebates |
| Principal: | 360,927 |
| Interest: | 0 |
| Total: | 360,927 |
| Annual Appropriation?: | No |
| Date Incurred: | 01/20/2011 |
| FY of Last Payment: | 2023 |

City Loan Advance Park Maint Bldg Construction

| | |
|------------------------|----------------|
| Debt/Obligation Type: | Internal Loans |
| Principal: | 37,167 |
| Interest: | 0 |
| Total: | 37,167 |
| Annual Appropriation?: | No |
| Date Incurred: | 02/20/2014 |
| FY of Last Payment: | 2017 |

Harrison Lofts, Economic Dev Grant

| | |
|------------------------|----------------|
| Debt/Obligation Type: | Internal Loans |
| Principal: | 10,000 |
| Interest: | 0 |
| Total: | 10,000 |
| Annual Appropriation?: | No |
| Date Incurred: | 12/01/2016 |
| FY of Last Payment: | 2017 |

Harrison Lofts Rebate

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

Non-Rebates For MUSCATINE CITY NORTHEAST URBAN RENEWAL

| | |
|-------------------------|---|
| TIF Expenditure Amount: | 37,167 |
| Tied To Debt: | City Loan Advance Park Maint Bldg Construction |
| Tied To Project: | Weed Park Maint Bldg |
| TIF Expenditure Amount: | 10,000 |
| Tied To Debt: | Harrison Lofts, Economic Dev Grant |
| Tied To Project: | Harrison Lofts Dev Agreement |

Rebates For MUSCATINE CITY NORTHEAST URBAN RENEWAL

MCC Owned Property off Colorado Street

| | |
|-------------------------------|------------------------------------|
| TIF Expenditure Amount: | 18,959 |
| 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 |

▲ Annual Urban Renewal Report, Fiscal Year 2016 - 2017

The 4th payment on the Villas rebate obligation was paid in FY 17 as well as the final payment on the Internal Loan for the Weed Park Maintenance Building project. The final loan payment was less than the \$50,000 estimated in the prior year report.

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2017

▲ Annual Urban Renewal Report, Fiscal Year 2016 - 2017

TIF Taxing District Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY NORTHEAST URBAN RENEWAL (70005)
 TIF Taxing District Name: MUSCATINE CITY/MUSCATINE SCH/MUSCATINE FIRE/NORTHEAST UR TIF INCREM
 TIF Taxing District Inc. Number: 70102
 TIF Taxing District Base Year: 1995
 FY TIF Revenue First Received: 1998
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2033

| | | |
|--|----------------------|-----------------------|
| | Slum | UR Designation |
| | Blighted | No |
| | Economic Development | No |
| | | 12/2010 |

TIF Taxing District Value by Class - 1/1/2015 for FY 2017

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

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2017 | 7,280 | 4,917,708 | 1,003,786 | 3,913,922 | 132,559 |

FY 2017 TIF Revenue Received: 33,997

TIF Taxing District Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY NORTHEAST URBAN RENEWAL (70005)
 TIF Taxing District Name: MUSCATINE CITY AG/MUSCATINE SCH/MUSCATINE FD/NORTHEAST UR TIF INCREM
 TIF Taxing District Inc. Number: 70110
 TIF Taxing District Base Year: 1995
 FY TIF Revenue First Received: 1998
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2033

| | | |
|--|----------------------|-----------------------|
| | Slum | UR Designation |
| | Blighted | No |
| | Economic Development | No |
| | | 12/2010 |

TIF Taxing District Value by Class - 1/1/2015 for FY 2017

| | Agricultural | Residential | Commercial | Industrial | Other | Military | Total | Gas/Electric Utility | Total |
|-------------------|--------------|-------------|------------|------------|-------|----------|--------|----------------------|--------|
| Assessed | 58,170 | 0 | 0 | 0 | 0 | 0 | 58,170 | 0 | 58,170 |
| Taxable | 26,821 | 0 | 0 | 0 | 0 | 0 | 26,821 | 0 | 26,821 |
| Homestead Credits | | | | | | | | | 0 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2017 | 17,170 | 26,821 | 26,821 | 0 | 0 |

FY 2017 TIF Revenue Received: 643

▲ Annual Urban Renewal Report, Fiscal Year 2016 - 2017

TIF Taxing District Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY NORTHEAST URBAN RENEWAL (70005)
 TIF Taxing District Name: MUSCATINE CITY/MUSC SCH/MUSC FIRE/NORTHEAST 10 UR TIF INCREM
 TIF Taxing District Inc. Number: 70184
 TIF Taxing District Base Year: 2011
 FY TIF Revenue First Received: 2014
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2033

| | | |
|--|----------------------|-----------------------|
| | Slum | UR Designation |
| | Blighted | No |
| | Economic Development | No |
| | | 12/2010 |

TIF Taxing District Value by Class - 1/1/2015 for FY 2017

| | Agricultural | Residential | Commercial | Industrial | Other | Military | Total | Gas/Electric Utility | Total |
|-------------------|--------------|-------------|------------|------------|-------|----------|-----------|----------------------|-----------|
| Assessed | 0 | 0 | 2,113,830 | 0 | 0 | 0 | 3,411,830 | 0 | 3,411,830 |
| Taxable | 0 | 0 | 1,902,447 | 0 | 0 | 0 | 3,021,972 | 0 | 3,021,972 |
| Homestead Credits | | | | | | | | | 0 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2017 | 1,218,850 | 2,192,980 | 447,623 | 1,745,357 | 59,113 |

FY 2017 TIF Revenue Received: 15,160

TIF Taxing District Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY NORTHEAST URBAN RENEWAL (70005)
 TIF Taxing District Name: MUSCATINE CITY/MUSC SCH/MUSC FIRE/NORTHEAST 12 UR TIF INCREM
 TIF Taxing District Inc. Number: 70194
 TIF Taxing District Base Year: 2012
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

| | | |
|--|----------------------|-----------------------|
| | Slum | UR Designation |
| | Blighted | No |
| | Economic Development | No |

TIF Taxing District Value by Class - 1/1/2015 for FY 2017

| | Agricultural | Residential | Commercial | Industrial | Other | Military | Total | Gas/Electric Utility | Total |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed | 0 | 0 | 11,007,590 | 0 | 0 | 0 | 11,007,590 | 0 | 11,007,590 |
| Taxable | 0 | 0 | 9,906,831 | 0 | 0 | 0 | 9,906,831 | 0 | 9,906,831 |
| Homestead Credits | | | | | | | | | 0 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2017 | 9,549,340 | 1,458,250 | 297,653 | 1,160,597 | 39,308 |

FY 2017 TIF Revenue Received: 10,073

♣ Annual Urban Renewal Report, Fiscal Year 2016 - 2017

Urban Renewal Area Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY SOUTHEND URBAN RENEWAL
 UR Area Number: 70006

UR Area Creation Date: 07/1994

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

Tax Districts within this Urban Renewal Area

| | Base No. | Increment No. | Increment Value Used |
|---|----------|---------------|----------------------|
| MUSCATINE CITY/MUSCATINE SCH/MUSC FIRE/REV SOUTH END UR TIF INCREM | 70078 | 70094 | 7,494,653 |
| MUSCATINE CITY AG/MUSCATINE SCH/MUSCATINE FD/REV SOUTH END TIF INCREM | 70079 | 70109 | 284,201 |
| MUSCATINE CITY/LOUISA-MUSCATINE SCH/MUSC FIRE/REV SE UR 03 TIF INCREM | 70134 | 70135 | 2,495,980 |
| MUSCATINE CITY AG/LOUISA-MUSCATINE SCH/MUSCATINE FIRE/SE UR 03 TIF INCREM | 70136 | 70137 | 201,183 |
| MUSCATINE CITY AG/MUSCATINE SCH/MUSCATINE FIRE/REV SE 03 UR TIF INCREM | 70138 | 70139 | 334,216 |
| MUSCATINE CITY/MUSCATINE SCH/MUSC FIRE/REV SE UR 03 TIF INCREM | 70140 | 70141 | 847,050 |
| MUSCATINE CITY/MUSCATINE SCH/MUSC FIRE/UR SE MUSCO TIF INCREM | 70147 | 70148 | 4,201,040 |
| MUSCATINE CITY/MUSC SCH/MUSC FIRE/REV SE 03 UR CUR TIF INCREM | 70163 | 70164 | 503,170 |
| MUSCATINE CITY/MUSC SCH/MUSC FIRE/REV SE 03 UR NEW TIF INCREM | 70165 | 70166 | 369,090 |
| MUSCATINE CITY/MUSC SCH/MUSC FIRE/SE A&E CONV UR TIF INCREM | 70181 | 70182 | 317,410 |
| MUSCATINE CITY/MUSC SCH/MUSC FIRE/REV SE W-VIEW UR TIF INCREM | 70191 | 70192 | 19,596,229 |

Urban Renewal Area Value by Class - 1/1/2015 for FY 2017

| | Agricultural | Residential | Commercial | Industrial | Other | Military | Total | Gas/Electric Utility | Total |
|-------------------|--------------|-------------|------------|------------|-------|----------|-------------|----------------------|-------------|
| Assessed | 2,423,800 | 30,841,150 | 46,901,560 | 32,248,990 | 0 | -70,376 | 114,322,634 | 0 | 114,322,634 |
| Taxable | 1,117,537 | 17,155,674 | 42,211,404 | 29,024,091 | 0 | -70,376 | 91,143,931 | 0 | 91,143,931 |
| Homestead Credits | | | | | | | | | 205 |

TIF Sp. Rev. Fund Cash Balance as of 07-01-2016: 883,576 0 **Amount of 07-01-2016 Cash Balance Restricted for LMI**

TIF Revenue: 1,229,363
 TIF Sp. Revenue Fund Interest: 3,521
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 1,232,884

Rebate Expenditures: 754,294
 Non-Rebate Expenditures: 443,805
 Returned to County Treasurer: 0
Total Expenditures: 1,198,099

TIF Sp. Rev. Fund Cash Balance as of 06-30-2017: 918,361 0 **Amount of 06-30-2017 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

Community Marketing Study

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

Housing Demand Study

Description: Study to Determine Housing Needs in City
Classification: Administrative expenses
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: | 690,000 |
| Interest: | 121,130 |
| Total: | 811,130 |
| Annual Appropriation?: | No |
| Date Incurred: | 06/24/2004 |
| FY of Last Payment: | 2021 |

Musco Sports Lighting Rebate

| | |
|------------------------|------------|
| Debt/Obligation Type: | Rebates |
| Principal: | 978,825 |
| Interest: | 0 |
| Total: | 978,825 |
| Annual Appropriation?: | No |
| Date Incurred: | 04/03/2003 |
| FY of Last Payment: | 2020 |

Curry's Transportation Rebate

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

Newcomb Properties Rebate

| | |
|------------------------|------------|
| Debt/Obligation Type: | Rebates |
| Principal: | 51,872 |
| Interest: | 0 |
| Total: | 51,872 |
| Annual Appropriation?: | No |
| Date Incurred: | 07/16/2009 |
| FY of Last Payment: | 2020 |

A&E Convenience Rebate

| | |
|------------------------|------------|
| Debt/Obligation Type: | Rebates |
| Principal: | 27,097 |
| Interest: | 0 |
| Total: | 27,097 |
| Annual Appropriation?: | No |
| Date Incurred: | 01/20/2011 |
| FY of Last Payment: | 2022 |

Wal-View Developments Rebate

Debt/Obligation Type: Rebates
Principal: 4,458,244
Interest: 0
Total: 4,458,244
Annual Appropriation?: Yes
Date Incurred: 06/30/2013
FY of Last Payment: 2025

Administrative Expenses

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

Chamber Economic Development Grant

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

Union Tank Car Co Rebate

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

Wal-View Developments #2 Rebate

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

Small Business Forgivable Loan Program

Debt/Obligation Type: Internal Loans

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

Administrative Expenses

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

Chamber Economic Development Grant

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

Small Business Forgivable Loan Program

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

Community Marketing Study

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

Housing Demand Study

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

Date Incurred:
FY of Last Payment:

11/03/2016
2018

Non-Rebates For MUSCATINE CITY SOUTHEND URBAN RENEWAL

| | |
|-------------------------|--|
| TIF Expenditure Amount: | 163,705 |
| 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: | 142,100 |
| 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 |

Rebates For MUSCATINE CITY SOUTHEND URBAN RENEWAL

2107 Stewart Road

TIF Expenditure Amount: 84,404
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: 6,928
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 South

TIF Expenditure Amount: 4,011
Rebate Paid To: A&E Convenience 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: 658,951
Rebate Paid To: Wal-View Developments
Tied To Debt: Wal-View Developments Rebate
Tied To Project: Wal-View Developments Dev.
Agreement
Projected Final FY of Rebate: 2025

Jobs For MUSCATINE CITY SOUTHEND URBAN RENEWAL

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

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

Project: Union Tank Car Company
Development Agreement
Union Tank Car Company
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

♣ Annual Urban Renewal Report, Fiscal Year 2016 - 2017

The 2004 TIF Revenue debt is tied to both the Airport Terminal Building and the Southend Water Extension projects.

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2017

♣ Annual Urban Renewal Report, Fiscal Year 2016 - 2017

TIF Taxing District Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY SOUTHEND URBAN RENEWAL (70006)
 TIF Taxing District Name: MUSCATINE CITY/MUSCATINE SCH/MUSC FIRE/REV SOUTH END UR TIF INCREM
 TIF Taxing District Inc. Number: 70094
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 1996
 Subject to a Statutory end date? No

| | | |
|--|----------------------|-----------------------|
| | Slum | UR Designation |
| | Blighted | No |
| | Economic Development | No |
| | | 07/1994 |

TIF Taxing District Value by Class - 1/1/2015 for FY 2017

| | Agricultural | Residential | Commercial | Industrial | Other | Military | Total | Gas/Electric Utility | Total |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed | 0 | 5,346,190 | 12,853,310 | 9,792,310 | 0 | -12,964 | 29,853,516 | 0 | 29,853,516 |
| Taxable | 0 | 2,973,857 | 11,567,979 | 8,813,079 | 0 | -12,964 | 24,958,853 | 0 | 24,958,853 |
| Homestead Credits | | | | | | | | | 54 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2017 | 15,687,727 | 14,178,753 | 7,494,653 | 6,684,100 | 226,380 |

FY 2017 TIF Revenue Received: 241,152

TIF Taxing District Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY SOUTHEND URBAN RENEWAL (70006)
 TIF Taxing District Name: MUSCATINE CITY AG/MUSCATINE SCH/MUSCATINE FD/REV SOUTH END TIF INCREM
 TIF Taxing District Inc. Number: 70109
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 1996
 Subject to a Statutory end date? No

| | | |
|--|----------------------|-----------------------|
| | Slum | UR Designation |
| | Blighted | No |
| | Economic Development | No |
| | | 07/1994 |

TIF Taxing District Value by Class - 1/1/2015 for FY 2017

| | Agricultural | Residential | Commercial | Industrial | Other | Military | Total | Gas/Electric Utility | Total |
|-------------------|--------------|-------------|------------|------------|-------|----------|---------|----------------------|---------|
| Assessed | 616,400 | 0 | 0 | 0 | 0 | 0 | 616,400 | 0 | 616,400 |
| Taxable | 284,201 | 0 | 0 | 0 | 0 | 0 | 284,201 | 0 | 284,201 |
| Homestead Credits | | | | | | | | | 0 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2017 | 143,965 | 284,201 | 284,201 | 0 | 0 |

FY 2017 TIF Revenue Received: 5,012

♣ Annual Urban Renewal Report, Fiscal Year 2016 - 2017

TIF Taxing District Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY SOUTHEND URBAN RENEWAL (70006)
 TIF Taxing District Name: MUSCATINE CITY/LOUISA-MUSCATINE SCH/MUSC FIRE/REV SE UR 03 TIF INCREM
 TIF Taxing District Inc. Number: 70135
 TIF Taxing District Base Year: 2002
 FY TIF Revenue First Received: 1996
 Subject to a Statutory end date? No

| | | |
|--|----------------------|----------------|
| | Slum | UR Designation |
| | Blighted | No |
| | Economic Development | No |
| | | 07/1994 |

TIF Taxing District Value by Class - 1/1/2015 for FY 2017

| | Agricultural | Residential | Commercial | Industrial | Other | Military | Total | Gas/Electric Utility | Total |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed | 0 | 19,022,060 | 7,433,510 | 7,160,440 | 0 | -42,596 | 33,573,414 | 0 | 33,573,414 |
| Taxable | 0 | 10,581,207 | 6,690,159 | 6,444,396 | 0 | -42,596 | 23,673,166 | 0 | 23,673,166 |
| Homestead Credits | | | | | | | | | 120 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2017 | 28,894,995 | 4,721,015 | 2,495,980 | 2,225,035 | 72,501 |

FY 2017 TIF Revenue Received: 91,927

TIF Taxing District Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY SOUTHEND URBAN RENEWAL (70006)
 TIF Taxing District Name: MUSCATINE CITY AG/LOUISA-MUSCATINE SCH/MUSCATINE FIRE/SE UR 03 TIF INCREM
 TIF Taxing District Inc. Number: 70137
 TIF Taxing District Base Year: 2002
 FY TIF Revenue First Received: 1996
 Subject to a Statutory end date? No

| | | |
|--|----------------------|----------------|
| | Slum | UR Designation |
| | Blighted | No |
| | Economic Development | No |
| | | 07/1994 |

TIF Taxing District Value by Class - 1/1/2015 for FY 2017

| | Agricultural | Residential | Commercial | Industrial | Other | Military | Total | Gas/Electric Utility | Total |
|-------------------|--------------|-------------|------------|------------|-------|----------|---------|----------------------|---------|
| Assessed | 436,340 | 0 | 0 | 0 | 0 | 0 | 436,340 | 0 | 436,340 |
| Taxable | 201,183 | 0 | 0 | 0 | 0 | 0 | 201,183 | 0 | 201,183 |
| Homestead Credits | | | | | | | | | 0 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2017 | 99,855 | 201,183 | 201,183 | 0 | 0 |

FY 2017 TIF Revenue Received: 3,403

♣ Annual Urban Renewal Report, Fiscal Year 2016 - 2017

TIF Taxing District Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY SOUTHEND URBAN RENEWAL (70006)
 TIF Taxing District Name: MUSCATINE CITY AG/MUSCATINE SCH/MUSCATINE FIRE/REV SE 03 UR TIF INCREM
 TIF Taxing District Inc. Number: 70139
 TIF Taxing District Base Year: 2002
 FY TIF Revenue First Received: 1996
 Subject to a Statutory end date? No

| | | |
|--|----------------------|-----------------------|
| | Slum | UR Designation |
| | Blighted | No |
| | Economic Development | No |
| | | 07/1994 |

TIF Taxing District Value by Class - 1/1/2015 for FY 2017

| | Agricultural | Residential | Commercial | Industrial | Other | Military | Total | Gas/Electric Utility | Total |
|-------------------|--------------|-------------|------------|------------|-------|----------|-----------|----------------------|-----------|
| Assessed | 1,371,060 | 0 | 0 | 0 | 0 | 0 | 1,371,060 | 0 | 1,371,060 |
| Taxable | 632,153 | 0 | 0 | 0 | 0 | 0 | 632,153 | 0 | 632,153 |
| Homestead Credits | | | | | | | | | 0 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2017 | 300,470 | 632,153 | 334,216 | 297,937 | 7,146 |

FY 2017 TIF Revenue Received: 10,883

TIF Taxing District Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY SOUTHEND URBAN RENEWAL (70006)
 TIF Taxing District Name: MUSCATINE CITY/MUSCATINE SCH/MUSC FIRE/REV SE UR 03 TIF INCREM
 TIF Taxing District Inc. Number: 70141
 TIF Taxing District Base Year: 2002
 FY TIF Revenue First Received: 1996
 Subject to a Statutory end date? No

| | | |
|--|----------------------|-----------------------|
| | Slum | UR Designation |
| | Blighted | No |
| | Economic Development | No |
| | | 07/1994 |

TIF Taxing District Value by Class - 1/1/2015 for FY 2017

| | Agricultural | Residential | Commercial | Industrial | Other | Military | Total | Gas/Electric Utility | Total |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed | 0 | 6,472,900 | 1,811,060 | 8,210,110 | 0 | -14,816 | 16,582,094 | 0 | 16,582,094 |
| Taxable | 0 | 3,600,610 | 1,629,954 | 7,389,099 | 0 | -14,816 | 12,693,546 | 0 | 12,693,546 |
| Homestead Credits | | | | | | | | | 31 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2017 | 14,994,760 | 1,602,150 | 847,050 | 755,100 | 25,574 |

FY 2017 TIF Revenue Received: 30,716

♣ Annual Urban Renewal Report, Fiscal Year 2016 - 2017

TIF Taxing District Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY SOUTHEND URBAN RENEWAL (70006)
 TIF Taxing District Name: MUSCATINE CITY/MUSCATINE SCH/MUSC FIRE/UR SE MUSCO TIF INCREM
 TIF Taxing District Inc. Number: 70148

| | | | |
|----------------------------------|------|----------------------|-----------------------|
| TIF Taxing District Base Year: | 2002 | | UR Designation |
| FY TIF Revenue First Received: | 1996 | Slum | No |
| Subject to a Statutory end date? | No | Blighted | No |
| | | Economic Development | 07/1994 |

TIF Taxing District Value by Class - 1/1/2015 for FY 2017

| | Agricultural | Residential | Commercial | Industrial | Other | Military | Total | Gas/Electric Utility | Total |
|-------------------|--------------|-------------|------------|------------|-------|----------|-----------|----------------------|-----------|
| Assessed | 0 | 0 | 0 | 7,086,130 | 0 | 0 | 7,086,130 | 0 | 7,086,130 |
| Taxable | 0 | 0 | 0 | 6,377,517 | 0 | 0 | 6,377,517 | 0 | 6,377,517 |
| Homestead Credits | | | | | | | | | 0 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2017 | 2,885,090 | 4,201,040 | 4,201,040 | 0 | 0 |

FY 2017 TIF Revenue Received: 142,283

TIF Taxing District Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY SOUTHEND URBAN RENEWAL (70006)
 TIF Taxing District Name: MUSCATINE CITY/MUSC SCH/MUSC FIRE/REV SE 03 UR CUR TIF INCREM
 TIF Taxing District Inc. Number: 70164

| | | | |
|----------------------------------|------|----------------------|-----------------------|
| TIF Taxing District Base Year: | 2008 | | UR Designation |
| FY TIF Revenue First Received: | 1996 | Slum | No |
| Subject to a Statutory end date? | No | Blighted | No |
| | | Economic Development | 07/1994 |

TIF Taxing District Value by Class - 1/1/2015 for FY 2017

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

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2017 | 1,014,010 | 503,170 | 503,170 | 0 | 0 |

FY 2017 TIF Revenue Received: 17,042

♣ Annual Urban Renewal Report, Fiscal Year 2016 - 2017

TIF Taxing District Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY SOUTHEND URBAN RENEWAL (70006)
 TIF Taxing District Name: MUSCATINE CITY/MUSC SCH/MUSC FIRE/REV SE 03 UR NEW TIF INCREM
 TIF Taxing District Inc. Number: 70166

| | | | | |
|----------------------------------|------|----------------------|--|-----------------------|
| TIF Taxing District Base Year: | 2008 | | | UR Designation |
| FY TIF Revenue First Received: | 1996 | Slum | | No |
| Subject to a Statutory end date? | No | Blighted | | No |
| | | Economic Development | | 07/1994 |

TIF Taxing District Value by Class - 1/1/2015 for FY 2017

| | Agricultural | Residential | Commercial | Industrial | Other | Military | Total | Gas/Electric Utility | Total |
|-------------------|--------------|-------------|------------|------------|-------|----------|---------|----------------------|---------|
| Assessed | 0 | 0 | 687,650 | 0 | 0 | 0 | 687,650 | 0 | 687,650 |
| Taxable | 0 | 0 | 618,885 | 0 | 0 | 0 | 618,885 | 0 | 618,885 |
| Homestead Credits | | | | | | | | | 0 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2017 | 318,560 | 369,090 | 369,090 | 0 | 0 |

FY 2017 TIF Revenue Received: 12,501

TIF Taxing District Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY SOUTHEND URBAN RENEWAL (70006)
 TIF Taxing District Name: MUSCATINE CITY/MUSC SCH/MUSC FIRE/SE A&E CONV UR TIF INCREM
 TIF Taxing District Inc. Number: 70182

| | | | | |
|----------------------------------|------|----------------------|--|-----------------------|
| TIF Taxing District Base Year: | 2010 | | | UR Designation |
| FY TIF Revenue First Received: | 2013 | Slum | | No |
| Subject to a Statutory end date? | No | Blighted | | No |
| | | Economic Development | | 01/2011 |

TIF Taxing District Value by Class - 1/1/2015 for FY 2017

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

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2017 | 368,840 | 317,410 | 317,410 | 0 | 0 |

FY 2017 TIF Revenue Received: 10,750

♣ Annual Urban Renewal Report, Fiscal Year 2016 - 2017

TIF Taxing District Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY SOUTHEND URBAN RENEWAL (70006)
 TIF Taxing District Name: MUSCATINE CITY/MUSC SCH/MUSC FIRE/REV SE W-VIEW UR TIF INCREM
 TIF Taxing District Inc. Number: 70192

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

TIF Taxing District Value by Class - 1/1/2015 for FY 2017

| | Agricultural | Residential | Commercial | Industrial | Other | Military | Total | Gas/Electric Utility | Total |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed | 0 | 0 | 21,912,600 | 0 | 0 | 0 | 21,912,600 | 0 | 21,912,600 |
| Taxable | 0 | 0 | 19,721,340 | 0 | 0 | 0 | 19,721,340 | 0 | 19,721,340 |
| Homestead Credits | | | | | | | | | 0 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2017 | 178,270 | 19,721,340 | 19,596,229 | 125,111 | 4,237 |

FY 2017 TIF Revenue Received: 663,694

Urban Renewal Area Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE MALL URBAN RENEWAL
 UR Area Number: 70012

UR Area Creation Date: 12/2006

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

Tax Districts within this Urban Renewal Area

| | Base No. | Increment No. | Increment Value Used |
|--|----------|---------------|----------------------|
| MUSCATINE CITY/MUSCATINE SCH/MUSC FIRE MUSC MALL UR TIF INCREM | 70155 | 70156 | 1,119,785 |

Urban Renewal Area Value by Class - 1/1/2015 for FY 2017

| | Agricultural | Residential | Commercial | Industrial | Other | Military | Total | Gas/Electric Utility | Total |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed | 0 | 0 | 11,681,100 | 0 | 0 | 0 | 11,681,100 | 0 | 11,681,100 |
| Taxable | 0 | 0 | 10,512,990 | 0 | 0 | 0 | 10,512,990 | 0 | 10,512,990 |
| Homestead Credits | | | | | | | | | 0 |

TIF Sp. Rev. Fund Cash Balance as of 07-01-2016: 12,933 0 **Amount of 07-01-2016 Cash Balance Restricted for LMI**

TIF Revenue: 37,926
 TIF Sp. Revenue Fund Interest: 61
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 37,987

Rebate Expenditures: 18,781
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 18,781

TIF Sp. Rev. Fund Cash Balance as of 06-30-2017: 32,139 0 **Amount of 06-30-2017 Cash Balance Restricted for LMI**

Projects For MUSCATINE MALL URBAN RENEWAL

Muscatine Mall Development Agreement

| | |
|----------------------|---|
| Description: | Payments for development, renovation and improvements to Muscatine Mall |
| Classification: | Commercial - retail |
| Physically Complete: | Yes |
| Payments Complete: | Yes |

Debts/Obligations For MUSCATINE MALL URBAN RENEWAL

Muscatine Mall Rebate

| | |
|------------------------|------------|
| Debt/Obligation Type: | Rebates |
| Principal: | 18,781 |
| Interest: | 0 |
| Total: | 18,781 |
| Annual Appropriation?: | No |
| Date Incurred: | 01/10/2008 |
| FY of Last Payment: | 2017 |

Rebates For MUSCATINE MALL URBAN RENEWAL

1903 Park Avenue

| | |
|-------------------------------|--|
| TIF Expenditure Amount: | 18,781 |
| Rebate Paid To: | Fin Dist Prop MM LLC, KRE LLC, Mogul Holdings LLC |
| Tied To Debt: | Muscatine Mall Rebate |
| Tied To Project: | Muscatine Mall Development Agreement |
| Projected Final FY of Rebate: | 2017 |

Due to a change in ownership of the Muscatine Mall, the City reached an agreement with the former owners to terminate the agreement. The FY 17 payment is the amount of the settlement agreement.

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2017

TIF Taxing District Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE MALL URBAN RENEWAL (70012)
 TIF Taxing District Name: MUSCATINE CITY/MUSCATINE SCH/MUSC FIRE MUSC MALL UR TIF INCREM
 TIF Taxing District Inc. Number: 70156
 TIF Taxing District Base Year: 2007
 FY TIF Revenue First Received: 2010
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2029

| | | |
|--|----------------------|-----------------------|
| | Slum | UR Designation |
| | Blighted | No |
| | Economic Development | No |
| | | 12/2006 |

TIF Taxing District Value by Class - 1/1/2015 for FY 2017

| | Agricultural | Residential | Commercial | Industrial | Other | Military | Total | Gas/Electric Utility | Total |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed | 0 | 0 | 11,681,100 | 0 | 0 | 0 | 11,681,100 | 0 | 11,681,100 |
| Taxable | 0 | 0 | 10,512,990 | 0 | 0 | 0 | 10,512,990 | 0 | 10,512,990 |
| Homestead Credits | | | | | | | | | 0 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2017 | 9,216,520 | 2,464,580 | 1,119,785 | 1,344,795 | 45,546 |

FY 2017 TIF Revenue Received: 37,926

▲ Annual Urban Renewal Report, Fiscal Year 2016 - 2017

Urban Renewal Area Data Collection

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

UR Area Creation Date: 11/2003

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

Tax Districts within this Urban Renewal Area

| | Base No. | Increment No. | Increment Value Used |
|--|----------|---------------|----------------------|
| MUSCATINE CITY/MUSCATINE SCH/MUSCATINE FIRE/NE UR CEDAR TIF INCREM | 70145 | 70146 | 7,219,663 |

Urban Renewal Area Value by Class - 1/1/2015 for FY 2017

| | Agricultural | Residential | Commercial | Industrial | Other | Military | Total | Gas/Electric Utility | Total |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed | 0 | 0 | 19,404,990 | 0 | 0 | 0 | 19,404,990 | 0 | 19,404,990 |
| Taxable | 0 | 0 | 17,464,491 | 0 | 0 | 0 | 17,464,491 | 0 | 17,464,491 |
| Homestead Credits | | | | | | | | | 0 |

TIF Sp. Rev. Fund Cash Balance as of 07-01-2016: 46,073 **Amount of 07-01-2016 Cash Balance Restricted for LMI** 0

TIF Revenue: 244,518
 TIF Sp. Revenue Fund Interest: 212
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 244,730

Rebate Expenditures: 235,257
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 235,257

TIF Sp. Rev. Fund Cash Balance as of 06-30-2017: 55,546 **Amount of 06-30-2017 Cash Balance Restricted for LMI** 0

Projects For MUSCATINE CITY NORTHEAST CEDAR DEVELOPMENT URBAN RENEWAL

Cedar Development Dev Agreement

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

Debts/Obligations For MUSCATINE CITY NORTHEAST CEDAR DEVELOPMENT URBAN RENEWAL

Cedar Development Rebate

| | |
|------------------------|------------|
| Debt/Obligation Type: | Rebates |
| Principal: | 3,523,961 |
| Interest: | 0 |
| Total: | 3,523,961 |
| Annual Appropriation?: | No |
| Date Incurred: | 01/22/2004 |
| FY of Last Payment: | 2019 |

Rebates For MUSCATINE CITY NORTHEAST CEDAR DEVELOPMENT URBAN RENEWAL

Various properties along Hwy 61 N in northeast section of city

| | |
|-------------------------------|------------------------------------|
| TIF Expenditure Amount: | 235,257 |
| Rebate Paid To: | VMI Northport Commons LLC |
| Tied To Debt: | Cedar Development Rebate |
| Tied To Project: | Cedar Development Dev Agreement |
| Projected Final FY of Rebate: | 2019 |

▲ Annual Urban Renewal Report, Fiscal Year 2016 - 2017

TIF Taxing District Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY NORTHEAST CEDAR DEVELOPMENT URBAN RENEWAL (70013)
 TIF Taxing District Name: MUSCATINE CITY/MUSCATINE SCH/MUSCATINE FIRE/NE UR CEDAR TIF INCREM
 TIF Taxing District Inc. Number: 70146
 TIF Taxing District Base Year: 2007
 FY TIF Revenue First Received: 2010
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2029

| | | |
|--|----------------------|-----------------------|
| | Slum | UR Designation |
| | Blighted | No |
| | Economic Development | No |
| | | 11/2003 |

TIF Taxing District Value by Class - 1/1/2015 for FY 2017

| | Agricultural | Residential | Commercial | Industrial | Other | Military | Total | Gas/Electric Utility | Total |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed | 0 | 0 | 19,404,990 | 0 | 0 | 0 | 19,404,990 | 0 | 19,404,990 |
| Taxable | 0 | 0 | 17,464,491 | 0 | 0 | 0 | 17,464,491 | 0 | 17,464,491 |
| Homestead Credits | | | | | | | | | 0 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2017 | 3,413,340 | 15,991,650 | 7,219,663 | 8,771,987 | 297,094 |

FY 2017 TIF Revenue Received: 244,518

♣ Annual Urban Renewal Report, Fiscal Year 2016 - 2017

Urban Renewal Area Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY HEINZ INDUSTRIAL URBAN RENEWAL
 UR Area Number: 70014

UR Area Creation Date: 01/2010

UR Area Purpose: To foster industrial development and job retention in this area in accordance with local community objectives.

Tax Districts within this Urban Renewal Area

| | Base No. | Increment No. | Increment Value Used |
|--|----------|---------------|----------------------|
| MUSCATINE CITY/MUSC SCH/MUSC FIRE/HEINZ IND UR TIF INCREM | 70169 | 70170 | 0 |
| MUSCATINE CITY/MUSC SCH/MUSC FIRE/HEINZ 2014 UR TIF INCREM | 70189 | 70190 | 618,828 |

Urban Renewal Area Value by Class - 1/1/2015 for FY 2017

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

TIF Sp. Rev. Fund Cash Balance as of 07-01-2016: 3,888 0 **Amount of 07-01-2016 Cash Balance Restricted for LMI**

TIF Revenue: 20,959
 TIF Sp. Revenue Fund Interest: 18
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 20,977

Rebate Expenditures: 19,000
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 19,000

TIF Sp. Rev. Fund Cash Balance as of 06-30-2017: 5,865 0 **Amount of 06-30-2017 Cash Balance Restricted for LMI**

Projects For MUSCATINE CITY HEINZ INDUSTRIAL URBAN RENEWAL

H.J. Heinz Development Agreement

| | |
|----------------------|-----------------------------------|
| Description: | Payments to H.J. Heinz |
| Classification: | Industrial/manufacturing property |
| Physically Complete: | Yes |
| Payments Complete: | No |

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

| | |
|----------------------|-----------------------------------|
| Description: | Payments to H.J. Heinz |
| Classification: | Industrial/manufacturing property |
| Physically Complete: | Yes |
| Payments Complete: | No |

Debts/Obligations For MUSCATINE CITY HEINZ INDUSTRIAL URBAN RENEWAL

H.J. Heinz Rebate

| | |
|------------------------|------------|
| Debt/Obligation Type: | Rebates |
| Principal: | 399,322 |
| Interest: | 0 |
| Total: | 399,322 |
| Annual Appropriation?: | No |
| Date Incurred: | 06/17/2010 |
| FY of Last Payment: | 2026 |

H.J. Heinz Rebate

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

Rebates For MUSCATINE CITY HEINZ INDUSTRIAL URBAN RENEWAL

Heinz Plant 1357 Isett Avenue

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

Heinz Plant 1357 Isett Avenue

TIF Expenditure Amount: 19,000
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 |

♣ Annual Urban Renewal Report, Fiscal Year 2016 - 2017

Due to a lowering of the valuation, there was no longer a positive increment in this district for the original agreement. The 1st agreement remains in effect for job retention. The 1st payment of 2nd agreement was made in FY 2017.

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2017

♣ Annual Urban Renewal Report, Fiscal Year 2016 - 2017

TIF Taxing District Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY HEINZ INDUSTRIAL URBAN RENEWAL (70014)
 TIF Taxing District Name: MUSCATINE CITY/MUSC SCH/MUSC FIRE/HEINZ IND UR TIF INCREM
 TIF Taxing District Inc. Number: 70170
 TIF Taxing District Base Year: 2009
 FY TIF Revenue First Received: 2012
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2031

| | | |
|--|----------------------|-----------------------|
| | Slum | UR Designation |
| | Blighted | No |
| | Economic Development | No |
| | | 01/2010 |

TIF Taxing District Value by Class - 1/1/2015 for FY 2017

| | 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 2017 | 11,123,480 | 0 | 0 | 0 | 0 |

FY 2017 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY HEINZ INDUSTRIAL URBAN RENEWAL (70014)
 TIF Taxing District Name: MUSCATINE CITY/MUSC SCH/MUSC FIRE/HEINZ 2014 UR TIF INCREM
 TIF Taxing District Inc. Number: 70190
 TIF Taxing District Base Year: 2014
 FY TIF Revenue First Received: 2017
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2036

| | | |
|--|----------------------|-----------------------|
| | Slum | UR Designation |
| | Blighted | No |
| | Economic Development | No |
| | | 02/2014 |

TIF Taxing District Value by Class - 1/1/2015 for FY 2017

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

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2017 | 9,843,960 | 840,320 | 618,828 | 221,492 | 7,502 |

FY 2017 TIF Revenue Received: 20,959

◆ Annual Urban Renewal Report, Fiscal Year 2016 - 2017

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 | 70185 | 70186 | 2,210,101 |

Urban Renewal Area Value by Class - 1/1/2015 for FY 2017

| | Agricultural | Residential | Commercial | Industrial | Other | Military | Total | Gas/Electric Utility | Total |
|---|---------------------|--------------------|-------------------|-------------------|--------------|-----------------|--------------|-----------------------------|---|
| Assessed | 0 | 0 | 2,801,820 | 0 | 0 | 0 | 2,801,820 | 0 | 2,801,820 |
| Taxable | 0 | 0 | 2,521,638 | 0 | 0 | 0 | 2,521,638 | 0 | 2,521,638 |
| Homestead Credits | | | | | | | | | 0 |
| TIF Sp. Rev. Fund Cash Balance as of 07-01-2016: | | | 7,730 | | 0 | | | | Amount of 07-01-2016 Cash Balance Restricted for LMI |
| TIF Revenue: | | | 74,854 | | | | | | |
| TIF Sp. Revenue Fund Interest: | | | 27 | | | | | | |
| Property Tax Replacement Claims | | | 0 | | | | | | |
| Asset Sales & Loan Repayments: | | | 0 | | | | | | |
| Total Revenue: | | | 74,881 | | | | | | |
| Rebate Expenditures: | | | 72,525 | | | | | | |
| Non-Rebate Expenditures: | | | 0 | | | | | | |
| Returned to County Treasurer: | | | 0 | | | | | | |
| Total Expenditures: | | | 72,525 | | | | | | |
| TIF Sp. Rev. Fund Cash Balance as of 06-30-2017: | | | 10,086 | | 0 | | | | Amount of 06-30-2017 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: | 1,432,240 |
| Interest: | 0 |
| Total: | 1,432,240 |
| 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: | 72,525 |
| 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 R.L. Fridley Theatres, Inc. and Fridley Properties, LLC |
| Company Name: | |
| 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 |

FY 2016/2017 was the 2nd year of the 15 year rebate period for Fridley Theaters.

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2017

TIF Taxing District Data Collection

| | | | |
|--------------------------------------|---|----------------------|-----------------------|
| Local Government Name: | MUSCATINE (70G653) | | |
| Urban Renewal Area: | MUSCATINE CITY FRIDLEY THEATRES URBAN RENEWAL (70016) | | |
| TIF Taxing District Name: | MUSCATINE CITY/MUSC SCH/MUSC FIRE/FRIDLEY UR INCREM | | |
| TIF Taxing District Inc. Number: | 70186 | | |
| TIF Taxing District Base Year: | 2011 | | |
| FY TIF Revenue First Received: | 2015 | | UR Designation |
| Subject to a Statutory end date? | Yes | Slum | No |
| Fiscal year this TIF Taxing District | | Blighted | No |
| statutorily ends: | 2034 | Economic Development | 06/2012 |

TIF Taxing District Value by Class - 1/1/2015 for FY 2017

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

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|--------------------------|----------------------------|-----------------------|---------------------------|-----------------------------------|
| Fiscal Year 2017 | 148,920 | 2,521,638 | 2,210,101 | 311,537 | 10,551 |

FY 2017 TIF Revenue Received: 74,854

▲ Annual Urban Renewal Report, Fiscal Year 2016 - 2017

Urban Renewal Area Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: IOWA REINVESTMENT DISTRICT PROJECT
 UR Area Number: 70018

UR Area Creation Date: 12/2014

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

Tax Districts within this Urban Renewal Area

| | Base No. | Increment No. | Increment Value Used |
|---|----------|---------------|----------------------|
| MUSCATINE CITY/MUSC SCH/MUSC FIRE/RIVERVIEW HOTEL UR TIF INCREM | 70198 | 70199 | 0 |

Urban Renewal Area Value by Class - 1/1/2015 for FY 2017

| | 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 07-01-2016: 0 **Amount of 07-01-2016 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 06-30-2017: 0 **Amount of 06-30-2017 Cash Balance Restricted for LMI**

Projects For IOWA REINVESTMENT DISTRICT PROJECT

Riverview Hotel Development Project

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

Debts/Obligations For IOWA REINVESTMENT DISTRICT PROJECT

Bi-State Economic Development Loan Local Match

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

Riverview Hotel Development Agreement

| | |
|------------------------|------------|
| Debt/Obligation Type: | Rebates |
| Principal: | 6,150,000 |
| Interest: | 0 |
| Total: | 6,150,000 |
| Annual Appropriation?: | Yes |
| Date Incurred: | 12/18/2014 |
| FY of Last Payment: | 2038 |

Jobs For IOWA REINVESTMENT DISTRICT PROJECT

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

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

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2017

TIF Taxing District Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: IOWA REINVESTMENT DISTRICT PROJECT (70018)
 TIF Taxing District Name: MUSCATINE CITY/MUSC SCH/MUSC FIRE/RIVERVIEW HOTEL UR TIF INCREM

TIF Taxing District Inc. Number: 70199

| | | | |
|----------------------------------|------|----------------------|-----------------------|
| TIF Taxing District Base Year: | 2014 | | UR Designation |
| FY TIF Revenue First Received: | | Slum | No |
| Subject to a Statutory end date? | No | Blighted | No |
| | | Economic Development | No |

TIF Taxing District Value by Class - 1/1/2015 for FY 2017

| | 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 2017 | 3,874,720 | 0 | 0 | 0 | 0 |

FY 2017 TIF Revenue Received: 0

Projects For MUSCATINE CITY NORTH UNIVERSITY URBAN RENEWAL

HNI Development Agreement

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

♣ Annual Urban Renewal Report, Fiscal Year 2016 - 2017

The project is expected to be completed by 12-31-17 and go on the tax rolls as of 1-1-18 with the first rebate payment in FY 2019/2020. The agreement provides for a 50% rebate for a 10-year period to a maximum of \$3,811,000.

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2017