



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

FINANCE & RECORDS

MEMO

To: Gregg Mandsager, City Administrator

From: Nancy A. Lueck, Finance Director

Date: September 16, 2019

Re: Request to Approve Annual Urban Renewal Report for FY 2018/2019

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 2018/2019.

Report Summary:

The City of Muscatine had fourteen active urban renewal (UR) areas in 2018/2019 including (1) Downtown, (2) Downtown SECO, (3) Southend, (4) Highway 38 Northeast including the amended Harrison/Colorado Street area, (5) Northeast Cedar Development, (6) Muscatine Mall, (7) the Heinz Industrial area, (8) the Fridley Theaters area, (9) the Iowa Reinvestment District area, (10) the North University district, (11) the WDS (White Distribution) area, (12) the Oak Park area, (13) the Arbor Commons area, and (14) the Hershey Building area. For each of these areas, the reporting system required the City's Urban Renewal Plan including amendments, urban renewal area map, and TIF ordinance to be uploaded into the system. For each of the UR areas, each project (public improvement, development agreement, internal loan, etc.) was required to be listed and all debt (including rebates, internal loans, and bond issues) was also entered into the system. Information was also required for each TIF rebate agreement – date of agreement, date of last required payment, and estimated balance remaining on the agreement including the current year amounts.

For fiscal year 2018/2019 the City paid a total of \$1,391,716 in TIF rebates to ten businesses. Debt payments on TIF revenue and general obligation bonds totaled \$371,905. Payments on internal advances for administrative costs, the GMCCI economic development grant, the small business forgivable loan program, and the Housing Demand Study totaled \$318,767. TIF revenues for the year totaled \$2,051,794. The ending fund balances for each of the UR tax increment funds totaled \$1,145,673 and the computed net TIF debt outstanding as of June 30, 2019 totaled to \$20,324,816. This computed debt includes the balances remaining on TIF rebate agreements and principal and interest on TIF-related debt. Per the instructions for this report, the TIF debt outstanding includes the full amount of the TIF rebates, including

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

those subject to annual appropriation.

Recommendation:

Please include this report on the agenda for the September 19, 2019 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 2018 - 2019

Levy Authority Summary

Local Government Name: MUSCATINE
 Local Government Number: 70G653

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
MUSCATINE CITY DOWNTOWN URBAN RENEWAL	70001	1
MUSCATINE CITY SECO URBAN RENEWAL	70002	1
MUSCATINE CITY NORTHEAST URBAN RENEWAL	70005	5
MUSCATINE CITY SOUTHEND URBAN RENEWAL	70006	13
MUSCATINE MALL URBAN RENEWAL	70012	1
MUSCATINE CITY NORTHEAST CEDAR DEVELOPMENT URBAN RENEWAL	70013	1
MUSCATINE CITY HEINZ INDUSTRIAL URBAN RENEWAL	70014	1
MUSCATINE CITY FRIDLEY THEATRES URBAN RENEWAL	70016	1
MUSCATINE CITY RIVERVIEW REINVESTMENT DISTRICT URBAN RENEWAL	70018	1
MUSCATINE CITY NORTH UNIVERSITY URBAN RENEWAL	70019	1
MUSCATINE CITY WDS URBAN RENEWAL AREA	70020	0
MUSCATINE CITY - OAK PARK URBAN RENEWAL AREA	70021	0
MUSCATINE CITY - ARBOR COMMONS URBAN RENEWAL AREA	70022	0
MUSCATINE CITY - HERSHEY BUILDING URBAN RENEWAL AREA	70023	0

TIF Debt Outstanding: **23,552,877**

TIF Sp. Rev. Fund Cash Balance as of 07-01-2018:	1,083,774	0	Amount of 07-01-2018 Cash Balance Restricted for LMI
---	-----------	---	---

TIF Revenue:	2,051,794
TIF Sp. Revenue Fund Interest:	28,765
Property Tax Replacement Claims	63,728
Asset Sales & Loan Repayments:	0
Total Revenue:	2,144,287

Rebate Expenditures:	1,391,716
Non-Rebate Expenditures:	690,672
Returned to County Treasurer:	0
Total Expenditures:	2,082,388

TIF Sp. Rev. Fund Cash Balance as of 06-30-2019:	1,145,673	0	Amount of 06-30-2019 Cash Balance Restricted for LMI
---	-----------	---	---

**Year-End Outstanding TIF
 Obligations, Net of TIF Special
 Revenue Fund Balance:** **20,324,816**

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	2,667,140

Urban Renewal Area Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	3,793,330	5,380,800	0	0	9,174,130	0	9,174,130
Taxable	0	0	3,413,997	4,842,720	0	0	8,256,717	0	8,256,717
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2018: **51,226** **0** **Amount of 07-01-2018 Cash Balance Restricted for LMI**

TIF Revenue: 203,441
 TIF Sp. Revenue Fund Interest: 3,063
 Property Tax Replacement Claims: 3,692
 Asset Sales & Loan Repayments: 0
Total Revenue: 210,196

Rebate Expenditures: 0
 Non-Rebate Expenditures: 207,100
 Returned to County Treasurer: 0
Total Expenditures: 207,100

TIF Sp. Rev. Fund Cash Balance as of 06-30-2019: **54,322** **0** **Amount of 06-30-2019 Cash Balance Restricted for LMI**

Projects For MUSCATINE CITY DOWNTOWN URBAN RENEWAL

3rd & Chestnut Pkg Lot Reconstruction

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

Downtown Parking Lot Resurfacing Projects

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

Downtown Street and Alley Resurfacing

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

Pearl City Station Flood Repairs

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

Riverfront Erosion Control Project

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

Downtown Streetscape Project

Description:	Downtown Sidewalk, Street, and Storm Sewer Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For MUSCATINE CITY DOWNTOWN URBAN RENEWAL

6-1-2010 General Obligation Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	395,000
Interest:	18,350
Total:	413,350
Annual Appropriation?:	No
Date Incurred:	06/01/2010
FY of Last Payment:	2020

Internal Advance for Downtown Streetscape Engineering

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

Non-Rebates For MUSCATINE CITY DOWNTOWN URBAN RENEWAL

TIF Expenditure Amount: 207,100
Tied To Debt: 6-1-2010 General Obligation
Bonds
Tied To Project: 3rd & Chestnut Pkg Lot
Reconstruction

TIF Expenditure Amount: 0
Tied To Debt: 6-1-2010 General Obligation
Bonds
Tied To Project: Downtown Parking Lot
Resurfacing Projects

TIF Expenditure Amount: 0
Tied To Debt: 6-1-2010 General Obligation
Bonds
Tied To Project: Downtown Street and Alley
Resurfacing

TIF Expenditure Amount: 0
Tied To Debt: 6-1-2010 General Obligation
Bonds
Tied To Project: Pearl City Station Flood Repairs

TIF Expenditure Amount: 0
Tied To Debt: 6-1-2010 General Obligation
Bonds
Tied To Project: Riverfront Erosion Control Project

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2019

TIF Taxing District Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY DOWNTOWN URBAN RENEWAL (70001)
 TIF Taxing District Name: MUSCATINE CITY/MUSCATINE SCH/MUSCATINE FD/REV DOWNTOWN UR
 TIF INCREM
 TIF Taxing District Inc. Number: 70108
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 1996
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	07/1994

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	3,793,330	5,380,800	0	0	9,174,130	0	9,174,130
Taxable	0	0	3,413,997	4,842,720	0	0	8,256,717	0	8,256,717
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	1,472,270	7,701,860	2,667,140	5,034,720	164,383

FY 2019 TIF Revenue Received: 203,441

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 - 1/1/2017 for FY 2019

	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 07-01-2018: 0 0 **Amount of 07-01-2018 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 06-30-2019: 0 0 **Amount of 06-30-2019 Cash Balance Restricted for LMI**

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2019

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 - 1/1/2017 for FY 2019

	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 2019	270,710	3,563,901	3,563,901	0	0

FY 2019 TIF Revenue Received: 0

Urban Renewal Area Data Collection

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

UR Area Creation Date: 10/1996

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

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
MUSCATINE CITY/MUSCATINE SCH/MUSCATINE FIRE/NORTHEAST UR TIF INCREM	70089	70102	246,936
MUSCATINE CITY AG/MUSCATINE SCH/MUSCATINE FD/NORTHEAST UR TIF INCREM	70090	70110	28,558
MUSCATINE CITY/MUSC SCH/MUSC FIRE/NORTHEAST 10 UR TIF INCREM	70183	70184	108,960
MUSCATINE CITY/MUSC SCH/MUSC FIRE/NORTHEAST 12 UR TIF INCREM	70193	70194	80,133
MUSCATINE CITY/MUSC SCH/MUSC FIRE/NE UR HARRISON INCREM	70212	70213	0

Urban Renewal Area Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	52,450	0	13,188,240	5,464,120	0	0	19,934,490	0	19,934,490
Taxable	28,558	0	11,869,416	4,917,708	0	0	17,784,055	0	17,784,055
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2018: **20,041** **0** **Amount of 07-01-2018 Cash Balance Restricted for LMI**

TIF Revenue:	15,539
TIF Sp. Revenue Fund Interest:	531
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	16,070

Rebate Expenditures:	24,616
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	24,616

TIF Sp. Rev. Fund Cash Balance as of 06-30-2019: **11,495** **0** **Amount of 06-30-2019 Cash Balance Restricted for LMI**

Projects For MUSCATINE CITY NORTHEAST URBAN RENEWAL

Villas at MCC LLC Dev Agreement

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

Harrison Lofts Dev Agreement

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

Debts/Obligations For MUSCATINE CITY NORTHEAST URBAN RENEWAL

Villas at MCC LLC Rebate

Debt/Obligation Type:	Rebates
Principal:	333,161
Interest:	0
Total:	333,161
Annual Appropriation?:	No
Date Incurred:	01/20/2011
FY of Last Payment:	2023

Harrison Lofts Rebate

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

Rebates For MUSCATINE CITY NORTHEAST URBAN RENEWAL

MCC Owned Property off Colorado Street

TIF Expenditure Amount:	24,616
Rebate Paid To:	The Villas at MCC LLC
Tied To Debt:	Villas at MCC LLC Rebate
Tied To Project:	Villas at MCC LLC Dev Agreement
Projected Final FY of Rebate:	2023

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2019

TIF Taxing District Data Collection

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

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2010

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	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 2019	7,280	4,917,708	246,936	4,670,772	152,500

FY 2019 TIF Revenue Received: 8,062

TIF Taxing District Data Collection

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

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2010

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	52,450	0	0	0	0	0	52,450	0	52,450
Taxable	28,558	0	0	0	0	0	28,558	0	28,558
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	17,170	28,558	28,558	0	0

FY 2019 TIF Revenue Received: 643

TIF Taxing District Data Collection

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

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2010

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	2,159,110	0	0	0	3,388,790	0	3,388,790
Taxable	0	0	1,943,199	0	0	0	2,911,572	0	2,911,572
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	1,218,850	2,169,940	108,960	2,060,980	67,291

FY 2019 TIF Revenue Received: 4,220

TIF Taxing District Data Collection

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

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	11,029,130	0	0	0	11,029,130	0	11,029,130
Taxable	0	0	9,926,217	0	0	0	9,926,217	0	9,926,217
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	9,433,280	1,595,850	80,133	1,515,717	49,488

FY 2019 TIF Revenue Received: 2,614

TIF Taxing District Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY NORTHEAST URBAN RENEWAL (70005)
 TIF Taxing District Name: MUSCATINE CITY/MUSC SCH/MUSC FIRE/NE UR HARRISON INCREM
 TIF Taxing District Inc. Number: 70213
 TIF Taxing District Base Year: 2015
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	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 2019	114,740	0	0	0	0

FY 2019 TIF Revenue Received: 0

Urban Renewal Area Data Collection

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

UR Area Creation Date: 07/1994

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

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
MUSCATINE CITY/MUSCATINE SCH/MUSC FIRE/REV SOUTH END UR TIF INCREM	70078	70094	7,138,463
MUSCATINE CITY AG/MUSCATINE SCH/MUSCATINE FD/REV SOUTH END TIF INCREM	70079	70109	303,647
MUSCATINE CITY/LOUISA-MUSCATINE SCH/MUSC FIRE/REV SE UR 03 TIF INCREM	70134	70135	3,096,490
MUSCATINE CITY AG/LOUISA-MUSCATINE SCH/MUSCATINE FIRE/SE UR 03 TIF INCREM	70136	70137	213,287
MUSCATINE CITY AG/MUSCATINE SCH/MUSCATINE FIRE/REV SE 03 UR TIF INCREM	70138	70139	320,160
MUSCATINE CITY/MUSCATINE SCH/MUSC FIRE/REV SE UR 03 TIF INCREM	70140	70141	780,765
MUSCATINE CITY/MUSCATINE SCH/MUSC FIRE/UR SE MUSCO TIF INCREM	70147	70148	4,217,550
MUSCATINE CITY/MUSC SCH/MUSC FIRE/REV SE 03 UR CUR TIF INCREM	70163	70164	509,730
MUSCATINE CITY/MUSC SCH/MUSC FIRE/REV SE 03 UR NEW TIF INCREM	70165	70166	556,920
MUSCATINE CITY/MUSC SCH/MUSC FIRE/SE A&E CONV UR TIF INCREM	70181	70182	973
MUSCATINE CITY/MUSC SCH/MUSC FIRE/REV SE W-VIEW UR TIF INCREM	70191	70192	19,784,547
MUSCATINE CITY/MUSC SCH/MUSC FIRE/REV SE WAL-VIEW II INCREM	70214	70215	8,358,713
MUSCATINE CITY/MUSC SCH/MUSC FIRE/REV SE UNION TANK INCREM	70216	70217	531,918

Urban Renewal Area Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	2,155,420	33,917,090	57,626,900	33,909,010	0	-70,376	129,646,754	0	129,646,754
Taxable	1,173,582	18,864,974	51,864,210	30,518,109	0	-70,376	104,011,110	0	104,011,110
Homestead Credits									206

TIF Sp. Rev. Fund Cash Balance as of 07-01-2018: **889,992** **0** **Amount of 07-01-2018 Cash Balance Restricted for LMI**

TIF Revenue: 1,481,330
 TIF Sp. Revenue Fund Interest: 22,757
 Property Tax Replacement Claims: 60,036
 Asset Sales & Loan Repayments: 0
Total Revenue: 1,564,123

Rebate Expenditures: 1,019,026
 Non-Rebate Expenditures: 451,105
 Returned to County Treasurer: 0
Total Expenditures: 1,470,131

TIF Sp. Rev. Fund Cash Balance as of 06-30-2019: **983,984** **0** **Amount of 06-30-2019 Cash Balance Restricted for LMI**

Projects For MUSCATINE CITY SOUTHEND URBAN RENEWAL

Airport Terminal Building

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

Southend Water Extension Project

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

Musco Sports Lighting Dev. Agreement

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

Curry's Transportation Dev. Agreement

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

Newcomb Properties LLC Dev. Agreement

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

A&E Convenience LLC Dev. Agreement

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

Wal-View Developments Dev. Agreement

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

Administrative Expenses

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

Chamber Economic Development Grant

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

Small Business Forgivable Loan Program

Description:	Annual Allocations for Small Business Forgivable Loan Program
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

Wal-View Developments Development Agreement Project #2

Description:	Payments to Wal-View Developments Proj #2
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

Union Tank Car Company Development Agreement

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

Community Marketing Study

Description:	Contribution to Chamber for Study
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Housing Demand Study

Description:	Study to Determine Housing Needs in City
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For MUSCATINE CITY SOUTHEND URBAN RENEWAL

TIF Revenue Bonds 6-24-04

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	435,000
Interest:	50,470
Total:	485,470
Annual Appropriation?:	No
Date Incurred:	06/24/2004
FY of Last Payment:	2021

Musco Sports Lighting Rebate

Debt/Obligation Type:	Rebates
Principal:	812,113
Interest:	0
Total:	812,113
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:	36,773
Interest:	0
Total:	36,773
Annual Appropriation?:	No
Date Incurred:	07/16/2009
FY of Last Payment:	2020

A&E Convenience Rebate

Debt/Obligation Type:	Rebates
Principal:	19,195
Interest:	0
Total:	19,195
Annual Appropriation?:	No
Date Incurred:	01/20/2011
FY of Last Payment:	2022

Wal-View Developments Rebate

Debt/Obligation Type:	Rebates
Principal:	3,156,323
Interest:	0
Total:	3,156,323
Annual Appropriation?:	Yes
Date Incurred:	06/30/2013
FY of Last Payment:	2025

Union Tank Car Co Rebate

Debt/Obligation Type:	Rebates
Principal:	41,055
Interest:	0
Total:	41,055
Annual Appropriation?:	Yes
Date Incurred:	10/15/2015
FY of Last Payment:	2027

Wal-View Developments #2 Rebate

Debt/Obligation Type:	Rebates
Principal:	1,700,762
Interest:	0
Total:	1,700,762
Annual Appropriation?:	Yes
Date Incurred:	12/18/2014
FY of Last Payment:	2027

Administrative Expenses

Debt/Obligation Type:	Internal Loans
Principal:	141,300
Interest:	0
Total:	141,300
Annual Appropriation?:	No
Date Incurred:	11/02/2017
FY of Last Payment:	2019

Chamber Economic Development Grant

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

Small Business Forgivable Loan Program

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

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

Housing Demand Study Add'l

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

Administrative Expenses

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

Chamber Economic Development Grant

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

Small Business Forgivable Loan Program

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

Non-Rebates For MUSCATINE CITY SOUTHEND URBAN RENEWAL

TIF Expenditure Amount:	140,000
Tied To Debt:	TIF Revenue Bonds 6-24-04
Tied To Project:	Airport Terminal Building
TIF Expenditure Amount:	24,805
Tied To Debt:	TIF Revenue Bonds 6-24-04
Tied To Project:	Southend Water Extension Project
TIF Expenditure Amount:	141,300
Tied To Debt:	Administrative Expenses
Tied To Project:	Administrative Expenses
TIF Expenditure Amount:	38,000
Tied To Debt:	Administrative Expenses
Tied To Project:	Chamber Economic Development Grant
TIF Expenditure Amount:	100,000
Tied To Debt:	Administrative Expenses
Tied To Project:	Small Business Forgivable Loan Program
TIF Expenditure Amount:	7,000
Tied To Debt:	Housing Demand Study Add'l
Tied To Project:	Housing Demand Study

Rebates For MUSCATINE CITY SOUTHEND URBAN RENEWAL

2107 Stewart Road

TIF Expenditure Amount: 81,765
 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: 9,538
 Rebate Paid To: Newcomb Properties LLC
 Tied To Debt: Newcomb Properties Rebate
 Tied To Project: Newcomb Properties LLC Dev. Agreement
 Projected Final FY of Rebate: 2020

4701 Highway 61 Sourth

TIF Expenditure Amount: 3,965
 Rebate Paid To: A&E Convience LLC
 Tied To Debt: A&E Convenience Rebate
 Tied To Project: Administrative Expenses
 Projected Final FY of Rebate: 2022

4815 55th Ave West

TIF Expenditure Amount: 639,903
 Rebate Paid To: Wal-View Developments
 Tied To Debt: Wal-View Developments Rebate
 Tied To Project: Wal-View Developments Dev. Agreement
 Projected Final FY of Rebate: 2025

5101 Sevig Street

TIF Expenditure Amount: 267,328
 Rebate Paid To: Wal-View Developments

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

2603 Dick Drake Way

TIF Expenditure Amount: 16,527
Rebate Paid To: Union Tank Car Company
Tied To Debt: Union Tank Car Co Rebate
Tied To Project: Union Tank Car Company
Development Agreement
Projected Final FY of Rebate: 2027

Jobs For MUSCATINE CITY SOUTHEND URBAN RENEWAL

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

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

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

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2019

TIF Taxing District Data Collection

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

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1994

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	7,023,550	12,687,740	6,957,220	0	-12,964	28,661,416	0	28,661,416
Taxable	0	3,906,562	11,418,966	6,261,498	0	-12,964	23,153,686	0	23,153,686
Homestead Credits									51

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	13,340,702	15,333,678	7,138,463	8,195,215	267,572

FY 2019 TIF Revenue Received: 230,528

TIF Taxing District Data Collection

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

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1994

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	557,680	0	0	0	0	0	557,680	0	557,680
Taxable	303,647	0	0	0	0	0	303,647	0	303,647
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	143,965	303,647	303,647	0	0

FY 2019 TIF Revenue Received: 5,234

TIF Taxing District Data Collection

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

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1994

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	20,430,500	7,482,190	7,720,580	0	-44,448	35,588,822	0	35,588,822
Taxable	0	11,363,611	6,733,971	6,948,522	0	-44,448	25,001,656	0	25,001,656
Homestead Credits									124

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	28,896,825	6,736,445	3,096,490	3,639,955	112,196

FY 2019 TIF Revenue Received: 95,637

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

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1994

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	391,730	0	0	0	0	0	391,730	0	391,730
Taxable	213,287	0	0	0	0	0	213,287	0	213,287
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	98,025	213,287	213,287	0	0

FY 2019 TIF Revenue Received: 3,378

TIF Taxing District Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY SOUTHEND URBAN RENEWAL (70006)
 TIF Taxing District Name: MUSCATINE CITY 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

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1994

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,206,010	0	0	0	0	0	1,206,010	0	1,206,010
Taxable	656,648	0	0	0	0	0	656,648	0	656,648
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	298,840	656,648	320,160	336,488	7,577

FY 2019 TIF Revenue Received: 11,319

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

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1994

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	6,463,040	1,931,450	8,250,700	0	-12,964	16,735,066	0	16,735,066
Taxable	0	3,594,801	1,738,305	7,425,630	0	-12,964	12,826,759	0	12,826,759
Homestead Credits									31

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	14,996,390	1,751,640	780,765	970,875	31,699

FY 2019 TIF Revenue Received: 26,436

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
FY TIF Revenue First Received:	1996
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1994

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	2,885,090	4,217,550	4,217,550	0	0

FY 2019 TIF Revenue Received: 137,702

TIF Taxing District Data Collection

Local Government Name:	MUSCATINE (70G653)
Urban Renewal Area:	MUSCATINE CITY SOUTHEND URBAN RENEWAL (70006)
TIF Taxing District Name:	MUSCATINE CITY/MUSC SCH/MUSC FIRE/REV SE 03 UR CUR TIF INCREM
TIF Taxing District Inc. Number:	70164
TIF Taxing District Base Year:	2008
FY TIF Revenue First Received:	1996
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1994

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	1,014,010	509,730	509,730	0	0

FY 2019 TIF Revenue Received: 16,642

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 - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	875,480	0	0	0	875,480	0	875,480
Taxable	0	0	787,932	0	0	0	787,932	0	787,932
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	318,560	556,920	556,920	0	0

FY 2019 TIF Revenue Received: 18,183

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 - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	690,290	0	0	0	690,290	0	690,290
Taxable	0	0	621,261	0	0	0	621,261	0	621,261
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	368,840	321,450	973	320,477	10,464

FY 2019 TIF Revenue Received: 32

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
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	161,040	19,784,547	19,784,547	0	0

FY 2019 TIF Revenue Received: 645,962

TIF Taxing District Data Collection

Local Government Name:	MUSCATINE (70G653)
Urban Renewal Area:	MUSCATINE CITY SOUTHEND URBAN RENEWAL (70006)
TIF Taxing District Name:	MUSCATINE CITY/MUSC SCH/MUSC FIRE/REV SE WAL-VIEW II INCREM
TIF Taxing District Inc. Number:	70215
TIF Taxing District Base Year:	2015
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	310,200	9,407,862	8,358,713	1,049,149	34,254

FY 2019 TIF Revenue Received: 272,910

TIF Taxing District Data Collection

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

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	2,745,870	1,132,000	531,918	600,082	19,593

FY 2019 TIF Revenue Received: 17,367

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	0

Urban Renewal Area Value by Class - 1/1/2017 for FY 2019

	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 07-01-2018: 32,467 0 **Amount of 07-01-2018 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:	32,467
Returned to County Treasurer:	0
Total Expenditures:	32,467

TIF Sp. Rev. Fund Cash Balance as of 06-30-2019: 0 0 **Amount of 06-30-2019 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

Administrative Expenses

Description:	Payment to General Fund for Administrative Expenses
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For MUSCATINE MALL URBAN RENEWAL

Administrative and Professional Services

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

Non-Rebates For MUSCATINE MALL URBAN RENEWAL

TIF Expenditure Amount:	32,467
Tied To Debt:	Administrative and Professional Services
Tied To Project:	Administrative Expenses

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2019

TIF Taxing District Data Collection

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

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2006

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	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 2019	9,216,520	0	0	0	0

FY 2019 TIF Revenue Received: 0

Urban Renewal Area Data Collection

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

UR Area Creation Date: 11/2003

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

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
MUSCATINE CITY/MUSCATINE SCH/MUSCATINE FIRE/NE UR CEDAR TIF INCREM	70145	70146	8,510,690

Urban Renewal Area Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	22,532,400	0	0	0	22,532,400	0	22,532,400
Taxable	0	0	20,279,160	0	0	0	20,279,160	0	20,279,160
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2018: **67,021** **0** **Amount of 07-01-2018 Cash Balance Restricted for LMI**

TIF Revenue:	266,139
TIF Sp. Revenue Fund Interest:	1,848
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	267,987

Rebate Expenditures:	270,088
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	270,088

TIF Sp. Rev. Fund Cash Balance as of 06-30-2019: **64,920** **0** **Amount of 06-30-2019 Cash Balance Restricted for LMI**

Projects For MUSCATINE CITY NORTHEAST CEDAR DEVELOPMENT URBAN RENEWAL

Cedar Development Dev Agreement

Description:	Payments to developer of this area
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For MUSCATINE CITY NORTHEAST CEDAR DEVELOPMENT URBAN RENEWAL

Cedar Development Rebate

Debt/Obligation Type:	Rebates
Principal:	270,088
Interest:	0
Total:	270,088
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:	270,088
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

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2019

TIF Taxing District Data Collection

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

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2003

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	22,532,400	0	0	0	22,532,400	0	22,532,400
Taxable	0	0	20,279,160	0	0	0	20,279,160	0	20,279,160
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	3,413,340	19,119,060	8,510,690	10,608,370	346,361

FY 2019 TIF Revenue Received: 266,139

Urban Renewal Area Data Collection

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

UR Area Creation Date: 01/2010

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

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
MUSCATINE CITY/MUSC SCH/MUSC FIRE/HEINZ 2014 UR TIF INCREM	70189	70190	364,744

Urban Renewal Area Value by Class - 1/1/2017 for FY 2019

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

TIF Sp. Rev. Fund Cash Balance as of 07-01-2018: **6,729** **0** **Amount of 07-01-2018 Cash Balance Restricted for LMI**

TIF Revenue:	11,909
TIF Sp. Revenue Fund Interest:	169
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	12,078

Rebate Expenditures:	11,008
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	11,008

TIF Sp. Rev. Fund Cash Balance as of 06-30-2019: **7,799** **0** **Amount of 06-30-2019 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:	846,236
Interest:	0
Total:	846,236
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:	11,008
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

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2019

TIF Taxing District Data Collection

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

	UR Designation
Slum	No
Blighted	No
Economic Development	02/2014

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	9,843,960	841,210	364,744	476,466	15,557

FY 2019 TIF Revenue Received: 11,909

Urban Renewal Area Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY FRIDLEY THEATRES URBAN RENEWAL
 UR Area Number: 70016
 UR Area Creation Date: 04/2012

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

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
MUSCATINE CITY/MUSC SCH/MUSC FIRE/FRIDLEY UR INCREM	70185	70186	2,249,254

Urban Renewal Area Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	2,823,770	0	0	0	2,823,770	0	2,823,770
Taxable	0	0	2,541,393	0	0	0	2,541,393	0	2,541,393
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2018: **16,298** **0** **Amount of 07-01-2018 Cash Balance Restricted for LMI**

TIF Revenue:	73,436
TIF Sp. Revenue Fund Interest:	397
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	73,833

Rebate Expenditures:	66,978
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	66,978

TIF Sp. Rev. Fund Cash Balance as of 06-30-2019: **23,153** **0** **Amount of 06-30-2019 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:	1,292,938
Interest:	0
Total:	1,292,938
Annual Appropriation?:	No
Date Incurred:	06/21/2012
FY of Last Payment:	2030

Rebates For MUSCATINE CITY FRIDLEY THEATRES URBAN RENEWAL

3611 Palms Driver

TIF Expenditure Amount:	66,978
Rebate Paid To:	R.L. Fridley Theaters Inc.
Tied To Debt:	R.L. Fridley Theaters Inc. Rebate
Tied To Project:	Fridley Theaters Dev Agreement
Projected Final FY of Rebate:	2030

Jobs For MUSCATINE CITY FRIDLEY THEATRES URBAN RENEWAL

Project:	Fridley Theaters Dev Agreement
Company Name:	R.L. Fridley Theatres, Inc. and Fridley Properties, LLC
Date Agreement Began:	06/21/2012
Date Agreement Ends:	06/30/2030
Number of Jobs Created or Retained:	20
Total Annual Wages of Required Jobs:	175,000
Total Estimated Private Capital Investment:	4,000,000
Total Estimated Cost of Public Infrastructure:	1,553,228

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2019

TIF Taxing District Data Collection

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

	UR Designation
Slum	No
Blighted	No
Economic Development	06/2012

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	2,823,770	0	0	0	2,823,770	0	2,823,770
Taxable	0	0	2,541,393	0	0	0	2,541,393	0	2,541,393
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	148,920	2,541,393	2,249,254	292,139	9,538

FY 2019 TIF Revenue Received: 73,436

Urban Renewal Area Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY RIVERVIEW REINVESTMENT DISTRICT URBAN RENEWAL
 UR Area Number: 70018
 UR Area Creation Date: 12/2014

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

UR Area Purpose:

Tax Districts within this Urban Renewal Area

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

Urban Renewal Area Value by Class - 1/1/2017 for FY 2019

	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 07-01-2018: 0 0 **Amount of 07-01-2018 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 06-30-2019: 0 0 **Amount of 06-30-2019 Cash Balance Restricted for LMI**

Projects For MUSCATINE CITY RIVERVIEW REINVESTMENT DISTRICT URBAN RENEWAL

Riverview Hotel Development Project

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

Debts/Obligations For MUSCATINE CITY RIVERVIEW REINVESTMENT DISTRICT URBAN RENEWAL

Bi-State Economic Development Loan Local Match

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

Riverview Hotel Development Agreement

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

Jobs For MUSCATINE CITY RIVERVIEW REINVESTMENT DISTRICT URBAN RENEWAL

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

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2019

TIF Taxing District Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY RIVERVIEW REINVESTMENT DISTRICT URBAN RENEWAL (70018)
 TIF Taxing District Name: MUSCATINE CITY/MUSC SCH/MUSC FIRE/RIVERVIEW HOTEL UR TIF INCREM
 TIF Taxing District Inc. Number: 70199
 TIF Taxing District Base Year: 2014
 FY TIF Revenue First Received: 2020
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2039

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2014

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	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 2019	3,874,720	0	0	0	0

FY 2019 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY NORTH UNIVERSITY URBAN RENEWAL
 UR Area Number: 70019
 UR Area Creation Date: 12/2014

UR Area Purpose: Economic development assistance in the form of tax increment rebate payments to the HNI Corporation to assist in the expansion of their facilities in this area.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MUSCATINE CITY/MUSC SCH/MUSC FIRE/HNI UR INCREM	70222	70223	0

Urban Renewal Area Value by Class - 1/1/2017 for FY 2019

	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 07-01-2018:	0	0	Amount of 07-01-2018 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 06-30-2019:	0	0	Amount of 06-30-2019 Cash Balance Restricted for LMI						

Projects For MUSCATINE CITY NORTH UNIVERSITY URBAN RENEWAL

HNI Development Agreement

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

Debts/Obligations For MUSCATINE CITY NORTH UNIVERSITY URBAN RENEWAL

HNI Corp Rebate Payments

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

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2019

TIF Taxing District Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY NORTH UNIVERSITY URBAN RENEWAL (70019)
 TIF Taxing District Name: MUSCATINE CITY/MUSC SCH/MUSC FIRE/HNI UR INCREM
 TIF Taxing District Inc. Number: 70223
 TIF Taxing District Base Year: 2016
 FY TIF Revenue First Received: 2020
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2039

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2017

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	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 2019	11,595,210	0	0	0	0

FY 2019 TIF Revenue Received: 0

Urban Renewal Area Data Collection

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

UR Area Creation Date: 03/2018

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

Tax Districts within this Urban Renewal Area

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

Urban Renewal Area Value by Class - 1/1/2017 for FY 2019

	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 07-01-2018:	0	0	Amount of 07-01-2018 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 06-30-2019:	0	0	Amount of 06-30-2019 Cash Balance Restricted for LMI
---	----------	----------	---

Projects For MUSCATINE CITY WDS URBAN RENEWAL AREA

White Distribution & Supply Development Agreement

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

Debts/Obligations For MUSCATINE CITY WDS URBAN RENEWAL AREA

White Distribution & Sply Rebate Payments

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

Jobs For MUSCATINE CITY WDS URBAN RENEWAL AREA

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

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2019

Urban Renewal Area Data Collection

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

UR Area Creation Date: 07/2018

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

Tax Districts within this Urban Renewal Area

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

Urban Renewal Area Value by Class - 1/1/2017 for FY 2019

	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 07-01-2018: 0 0 **Amount of 07-01-2018 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 06-30-2019: 0 0 **Amount of 06-30-2019 Cash Balance Restricted for LMI**

Projects For MUSCATINE CITY - OAK PARK URBAN RENEWAL AREA

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

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

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

TIF Oak Park and JNB Oak Park Development Agreement

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

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2019

Urban Renewal Area Data Collection

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

UR Area Creation Date: 11/2018

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

Tax Districts within this Urban Renewal Area

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

Urban Renewal Area Value by Class - 1/1/2017 for FY 2019

	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 07-01-2018:	0	0	Amount of 07-01-2018 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 06-30-2019:	0	0	Amount of 06-30-2019 Cash Balance Restricted for LMI
---	----------	----------	---

Projects For MUSCATINE CITY - ARBOR COMMONS URBAN RENEWAL AREA

NPSW Enterprises New Housing Subdivision Development Agreement

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

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

NPSW TIF Rebate Agreement

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

Income Housing For MUSCATINE CITY - ARBOR COMMONS URBAN RENEWAL AREA

Amount of FY 2019 expenditures that provide or aid in the provision of public improvements related to housing and residential development: 0

Lots for low and moderate income housing: 0

Construction of low and moderate income housing: 0

Grants, credits or other direct assistance to low and moderate income families: 0

Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes: 0

Other low and moderate income housing assistance: 0

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2019

Projects For MUSCATINE CITY - HERSHEY BUILDING URBAN RENEWAL AREA

Bush Development LLC and Hershey Property LLC Development Agreement

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

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

Bush Development and Hershey Property TIF Rebate

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

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2019