

Tax Increment Financing: Employment, Economic Growth & Redevelopment



Tax increment financing has been used in Coralville for the purposes of employment retention and growth, economic growth, and redevelopment.

Employment

Tax increment financing has supported the development of infrastructure, such as streets, sanitary sewer, and water, and direct business assistance to attract and grow interstate commerce companies in the University of Iowa Research Park and other areas of Coralville.



*The average annual salary at the University of Iowa Research Park is \$62,613.
Employment includes persons from 45 Iowa counties, including 161 cities.*

Current Employment

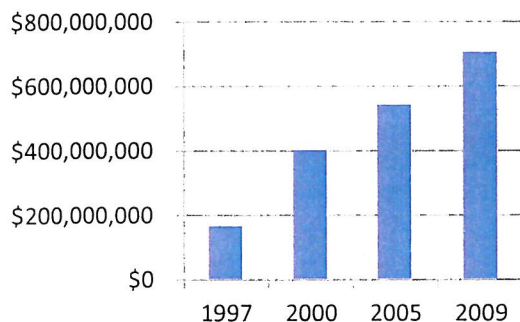
UIRP BioVentures Center and Technology Innovation Center	99
UIRP Private Employers ¹	890
UIRP University-affiliated Laboratories ²	177
Interstate Commerce Companies outside UIRP ³	626
	1,792

¹Includes Cargill, Vangent, Noel Levitz, etc.

²Excludes State Hygienic Laboratory

³Includes CIVCO, West Music Distribution Center, Protek Medical Products, CH Robinson, Integrated DNA Technologies, etc.

Economic Growth



Taxable Retail Sales in Coralville

Tax increment financing fuels economic growth throughout the community. From 1995 to 2011, growth in valuation of properties outside of urban renewal areas in Coralville was 35% higher than valuation growth in other areas of Johnson County outside of urban renewal areas.

The chart at left shows taxable retail sales in Coralville from 1997 to 2009. This also illustrates a growing economy: in 1997, the year prior to the opening of Coral Ridge Mall, sales totaled \$166,573,847; in 2009, sales totaled \$705,468,195. Taxable retail sales for Johnson County and for the State of Iowa grew during the same period.

This growth in Coralville taxable retail sales represents an increase of \$32,333,660 in annual State sales tax revenue. The state sales tax rate is 6%, a portion of which is distributed to school districts. State sales tax revenues support the State general fund.

Sources: Johnson County Auditor's Office, Iowa Department of Revenue

Redevelopment

Tax increment financing has allowed for redevelopment of areas that have become blighted, suffered actual or perceived environmental contamination, or are not being put to their best use. Examples of such areas in Coralville are the 12th Avenue Urban Renewal Area, now home of Town Center and the Coralville Center for the Performing Arts, and the Iowa River Landing, a former industrial park that is now home to the Coralville Marriott Hotel and Conference Center, wetlands park, and mixed use developments. Other new construction is underway.



12th Avenue north from the 5th Street intersection in 1994 and in 2011.



Iowa River Landing before and after redevelopment.

In the Iowa River Landing, clean-up has included:

- Removal of 197,000 cubic yards of arsenic-impacted soils and fills
- Removal of 74 cubic yards of lead-contaminated soils
- Treatment of 103,000 gallons of petroleum-impacted groundwater
- Removal and reuse of lighting and HVAC from buildings prior to demolition
- Reuse of four buildings that were disassembled, relocated to other sites, and reassembled
- Reuse of 25,000 tons of concrete and asphalt that have been salvaged, crushed or ground, and recycled for use as sub-base on trails, new streets, and sidewalks

Coralville's leadership in brownfields redevelopment has received national and regional recognition, including the prestigious Phoenix Award, for solving critical environmental challenges and transforming blighted and contaminated areas into productive new uses.

