

# Annual Urban Renewal Report, Fiscal Year 2014 - 2015

## 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	3
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	1
2012 ADDITION FRIDLEY THEATERS	70016	1
Iowa Reinvestment District Project	70900	0

**TIF Debt Outstanding: 28,277,400**

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<b>TIF Sp. Rev. Fund Cash Balance</b>		<b>Amount of 07-01-2014 Cash Balance</b>
<b>as of 07-01-2014:</b>	<b>908,311</b>	<b>0</b>
		<b>Restricted for LMI</b>

TIF Revenue:	1,076,685
TIF Sp. Revenue Fund Interest:	1,300
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>1,077,985</b>

Rebate Expenditures:	388,603
Non-Rebate Expenditures:	681,212
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>1,069,815</b>

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<b>TIF Sp. Rev. Fund Cash Balance</b>		<b>Amount of 06-30-2015 Cash Balance</b>
<b>as of 06-30-2015:</b>	<b>916,481</b>	<b>0</b>
		<b>Restricted for LMI</b>

**Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 26,291,104**

**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	2,926,758

**Urban Renewal Area Value by Class - 1/1/2013 for FY 2015**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	3,738,280	4,077,190	0	0	7,815,470	0	7,815,470
Taxable	0	0	3,551,366	3,873,332	0	0	7,424,698	0	7,424,698
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2014:** **29,454** **0** **Amount of 07-01-2014 Cash Balance Restricted for LMI**

TIF Revenue:	210,145
TIF Sp. Revenue Fund Interest:	78
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>210,223</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	207,825
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>207,825</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2015:** **31,852** **0** **Amount of 06-30-2015 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

# Debts/Obligations For MUSCATINE CITY DOWNTOWN URBAN RENEWAL

## 6-1-2010 General Obligation Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,115,000
Interest:	120,325
Total:	1,235,325
Annual Appropriation?:	No
Date Incurred:	06/01/2010
FY of Last Payment:	2020

## Non-Rebates For MUSCATINE CITY DOWNTOWN URBAN RENEWAL

TIF Expenditure Amount: 207,825  
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

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2015

**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: 0  
 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 - 1/1/2013 for FY 2015**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	3,738,280	4,077,190	0	0	7,815,470	0	7,815,470
Taxable	0	0	3,551,366	3,873,332	0	0	7,424,698	0	7,424,698
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2015	1,472,270	6,343,200	2,926,758	3,416,442	115,193

FY 2015 TIF Revenue Received: 210,145

**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	3,305,830

**Urban Renewal Area Value by Class - 1/1/2013 for FY 2015**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	3,576,540	0	0	0	3,576,540	0	3,576,540
Taxable	0	0	3,397,714	0	0	0	3,397,714	0	3,397,714
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2014:** 0      0      **Amount of 07-01-2014 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 06-30-2015:** 0      0      **Amount of 06-30-2015 Cash Balance Restricted for LMI**

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2015

**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:	0	<b>UR Designation</b>
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 - 1/1/2013 for FY 2015

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	3,576,540	0	0	0	3,576,540	0	3,576,540
Taxable	0	0	3,397,714	0	0	0	3,397,714	0	3,397,714
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2015	270,710	3,305,830	3,305,830	0	0

FY 2015 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	3,035,359
MUSCATINE CITY AG/MUSCATINE SCH/MUSCATINE FD/NORTHEAST UR TIF INCREM	70090	70110	26,205
MUSCATINE CITY/MUSC SCH/MUSC FIRE/NORTHEAST 10 UR TIF INCREM	70183	70184	2,289,770

**Urban Renewal Area Value by Class - 1/1/2013 for FY 2015**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	60,380	0	3,508,620	5,750,810	0	0	9,319,810	0	9,319,810
Taxable	26,205	0	3,333,190	5,463,270	0	0	8,822,665	0	8,822,665
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2014:** 0      0      **Amount of 07-01-2014 Cash Balance Restricted for LMI**

TIF Revenue:	180,138
TIF Sp. Revenue Fund Interest:	78
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>180,216</b>

Rebate Expenditures:	21,319
Non-Rebate Expenditures:	155,957
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>177,276</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2015:** 2,940      0      **Amount of 06-30-2015 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

### Colorado Street Property Acquisition

Description:	Pierce Property Acquisition
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	Yes

### Weed Park Maint Bldg

Description:	Consruct New Park Maint Building
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For MUSCATINE CITY NORTHEAST URBAN RENEWAL

### Villas at MCC LLC Rebate

Debt/Obligation Type:	Rebates
Principal:	402,574
Interest:	0
Total:	402,574
Annual Appropriation?:	No
Date Incurred:	01/20/2011
FY of Last Payment:	2023

### City Loan Advance for Pierce Property Acquisition

Debt/Obligation Type:	Internal Loans
Principal:	46,057
Interest:	0
Total:	46,057
Annual Appropriation?:	No
Date Incurred:	11/15/2012
FY of Last Payment:	2015

### City Loan Advance Park Maint Bldg Design

Debt/Obligation Type:	Internal Loans
Principal:	19,900
Interest:	0
Total:	19,900
Annual Appropriation?:	No
Date Incurred:	11/07/2013
FY of Last Payment:	2015

### City Loan Advance Park Maint Bldg Construction

Debt/Obligation Type:	Internal Loans
Principal:	405,000
Interest:	0
Total:	405,000
Annual Appropriation?:	No
Date Incurred:	02/20/2014
FY of Last Payment:	2018

## Non-Rebates For MUSCATINE CITY NORTHEAST URBAN RENEWAL

TIF Expenditure Amount:	46,057
Tied To Debt:	City Loan Advance for Pierce Property Acquisition
Tied To Project:	Colorado Street Property Acquisition

TIF Expenditure Amount:	19,900
Tied To Debt:	City Loan Advance Park Maint Bldg Design
Tied To Project:	Weed Park Maint Bldg

TIF Expenditure Amount:	90,000
Tied To Debt:	City Loan Advance Park Maint Bldg Construction
Tied To Project:	Weed Park Maint Bldg

## Rebates For MUSCATINE CITY NORTHEAST URBAN RENEWAL

### MCC Owned Property off Colorado Street

TIF Expenditure Amount:	21,319
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

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2015

**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: 0  
 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 - 1/1/2013 for FY 2015**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	5,750,810	0	0	5,750,810	0	5,750,810
Taxable	0	0	0	5,463,270	0	0	5,463,270	0	5,463,270
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2015	7,280	5,463,270	3,035,359	2,427,911	81,863

FY 2015 TIF Revenue Received: 102,343

**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: 0  
 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 - 1/1/2013 for FY 2015**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	60,380	0	0	0	0	0	60,380	0	60,380
Taxable	26,205	0	0	0	0	0	26,205	0	26,205
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2015	17,170	26,205	26,205	0	0

FY 2015 TIF Revenue Received: 590

**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: 0  
 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 - 1/1/2013 for FY 2015**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	3,508,620	0	0	0	3,508,620	0	3,508,620
Taxable	0	0	3,333,190	0	0	0	3,333,190	0	3,333,190
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2015	1,218,850	2,289,770	2,289,770	0	0

FY 2015 TIF Revenue Received: 77,205

**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	4,510,855
MUSCATINE CITY AG/MUSCATINE SCH/MUSCATINE FD/REV SOUTH END TIF INCREM	70079	70109	250,082
MUSCATINE CITY/MUSCATINE SCH/MUSC FIRE/UR SE UR ROBISON TIF INCREM	70132	70133	705,148
MUSCATINE CITY/LOUISA-MUSCATINE SCH/MUSC FIRE/REV SE UR 03 TIF INCREM	70134	70135	1,620,086
MUSCATINE CITY AG/LOUISA-MUSCATINE SCH/MUSCATINE FIRE/SE UR 03 TIF INCREM	70136	70137	170,906
MUSCATINE CITY AG/MUSCATINE SCH/MUSCATINE FIRE/REV SE 03 UR TIF INCREM	70138	70139	196,652
MUSCATINE CITY/MUSCATINE SCH/MUSC FIRE/REV SE UR 03 TIF INCREM	70140	70141	287,280
MUSCATINE CITY/MUSCATINE SCH/MUSC FIRE/UR SE MUSCO TIF INCREM	70147	70148	4,284,010
MUSCATINE CITY/MUSC SCH/MUSC FIRE/REV SE 03 UR CUR TIF INCREM	70163	70164	406,800
MUSCATINE CITY/MUSC SCH/MUSC FIRE/REV SE 03 UR NEW TIF INCREM	70165	70166	323,840
MUSCATINE CITY/MUSC SCH/MUSC FIRE/SE A&E CONV UR TIF INCREM	70181	70182	205,640

**Urban Renewal Area Value by Class - 1/1/2013 for FY 2015**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	2,197,590	31,777,910	24,561,750	31,308,010	0	-75,932	89,769,328	0	89,769,328
Taxable	953,750	17,287,244	23,333,720	29,742,628	0	-75,932	71,241,410	0	71,241,410
Homestead Credits									206

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2014:</b>	<b>845,576</b>	<b>0</b>	<b>Amount of 07-01-2014 Cash Balance Restricted for LMI</b>
TIF Revenue:	426,182		
TIF Sp. Revenue Fund Interest:	1,042		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
<b>Total Revenue:</b>	<b>427,224</b>		
Rebate Expenditures:	124,945		
Non-Rebate Expenditures:	317,430		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>442,375</b>		

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2015:</b>	<b>830,425</b>	<b>0</b>	<b>Amount of 06-30-2015 Cash Balance Restricted for LMI</b>
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## 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:	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:	925,000
Interest:	217,125
Total:	1,142,125
Annual Appropriation?:	No
Date Incurred:	06/24/2004
FY of Last Payment:	2021

## Musco Sport Lighting Rebate

Debt/Obligation Type:	Rebates
Principal:	1,157,036
Interest:	0
Total:	1,157,036
Annual Appropriation?:	No
Date Incurred:	04/03/2003
FY of Last Payment:	2020

## Curry's Transportation Rebate

Debt/Obligation Type:	Rebates
Principal:	251,232
Interest:	0
Total:	251,232
Annual Appropriation?:	No
Date Incurred:	07/16/2009
FY of Last Payment:	2020

## Newcomb Properties Rebate

Debt/Obligation Type:	Rebates
Principal:	66,875
Interest:	0
Total:	66,875
Annual Appropriation?:	No
Date Incurred:	07/16/2009
FY of Last Payment:	2020

## A&E Convenience Rebate

Debt/Obligation Type:	Rebates
Principal:	32,897
Interest:	0
Total:	32,897
Annual Appropriation?:	No
Date Incurred:	01/20/2011
FY of Last Payment:	2022

## Wal-View Developments Rebate

Debt/Obligation Type:	Rebates
Principal:	5,000,000
Interest:	0
Total:	5,000,000
Annual Appropriation?:	Yes
Date Incurred:	06/30/2013
FY of Last Payment:	2025

## Administrative Expenses

Debt/Obligation Type:	Internal Loans
Principal:	116,500
Interest:	0
Total:	116,500
Annual Appropriation?:	No
Date Incurred:	11/07/2013
FY of Last Payment:	2015

## Chamber Economic Development Grant

Debt/Obligation Type:	Internal Loans
Principal:	35,000
Interest:	0
Total:	35,000
Annual Appropriation?:	No
Date Incurred:	11/07/2013
FY of Last Payment:	2015

## Small Business Forgivable Loan Program

Debt/Obligation Type:	Internal Loans
Principal:	200,000
Interest:	0
Total:	200,000
Annual Appropriation?:	No
Date Incurred:	11/06/2014
FY of Last Payment:	2016

## Administrative Expenses

Debt/Obligation Type:	Internal Loans
Principal:	116,500
Interest:	0
Total:	116,500
Annual Appropriation?:	No
Date Incurred:	11/06/2014
FY of Last Payment:	2016

## Chamber Economic Development Grant

Debt/Obligation Type:	Internal Loans
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Principal:	38,000
Interest:	0
Total:	38,000
Annual Appropriation?:	No
Date Incurred:	11/06/2014
FY of Last Payment:	2016

## Non-Rebates For MUSCATINE CITY SOUTHEND URBAN RENEWAL

TIF Expenditure Amount:	165,930
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:	35,000
Tied To Debt:	Chamber Economic Development Grant
Tied To Project:	Chamber Economic Development Grant

TIF Expenditure Amount:	116,500
Tied To Debt:	Administratve Expenses
Tied To Project:	Administrative Expenses

## Rebates For MUSCATINE CITY SOUTHEND URBAN RENEWAL

### 2107 Stewart Road

TIF Expenditure Amount:	91,558
Rebate Paid To:	Musco Sports Lighting LLC
Tied To Debt:	Musco Sport Lighting Rebate
Tied To Project:	Musco Sports Lighting Dev. Agreement
Projected Final FY of Rebate:	2020

### 4200 Highway 61 South

TIF Expenditure Amount:	22,053
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:	8,214
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:	3,120
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

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2015

**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: 0  
 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 - 1/1/2013 for FY 2015**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	5,606,360	13,311,870	8,991,190	0	-12,964	27,896,456	0	27,896,456
Taxable	0	3,049,871	12,646,322	8,541,637	0	-12,964	24,224,866	0	24,224,866
Homestead Credits									52

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2015	15,687,727	12,221,693	4,510,855	7,710,838	259,989

FY 2015 TIF Revenue Received: 151,941

**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: 0  
 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 - 1/1/2013 for FY 2015**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	576,230	0	0	0	0	0	576,230	0	576,230
Taxable	250,082	0	0	0	0	0	250,082	0	250,082
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2015	143,965	250,082	250,082	0	0

FY 2015 TIF Revenue Received: 3,632

**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 UR ROBISON TIF INCREM  
 TIF Taxing District Inc. Number: 70133  
 TIF Taxing District Base Year: 0  
 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 - 1/1/2013 for FY 2015**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	742,260	0	0	742,260	0	742,260
Taxable	0	0	0	705,148	0	0	705,148	0	705,148
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2015	15,912	705,148	705,148	0	0

FY 2015 TIF Revenue Received: 24,491

**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: 0  
 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 - 1/1/2013 for FY 2015**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	19,670,210	6,561,750	7,052,120	0	-46,300	33,237,780	0	33,237,780
Taxable	0	10,700,633	6,233,668	6,699,517	0	-46,300	23,587,518	0	23,587,518
Homestead Credits									123

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2015	28,894,995	4,389,085	1,620,086	2,768,999	86,356

FY 2015 TIF Revenue Received: 50,470

**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: 0  
 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 - 1/1/2013 for FY 2015**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	393,790	0	0	0	0	0	393,790	0	393,790
Taxable	170,906	0	0	0	0	0	170,906	0	170,906
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2015	99,855	170,906	170,906	0	0

FY 2015 TIF Revenue Received: 2,220

**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: 0  
 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 - 1/1/2013 for FY 2015**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,227,570	0	0	0	0	0	1,227,570	0	1,227,570
Taxable	532,762	0	0	0	0	0	532,762	0	532,762
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2015	345,560	532,762	196,652	336,110	8,046

FY 2015 TIF Revenue Received: 7,738

**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:	0	<b>UR Designation</b>
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 - 1/1/2013 for FY 2015

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	6,501,340	2,050,440	7,353,340	0	-16,668	15,888,452	0	15,888,452
Taxable	0	3,536,740	1,947,923	6,985,681	0	-16,668	12,453,676	0	12,453,676
Homestead Credits									31

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2015	15,126,830	778,290	287,280	491,010	16,556

FY 2015 TIF Revenue Received: 9,676

**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:	0	<b>UR Designation</b>
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 - 1/1/2013 for FY 2015

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	7,169,100	0	0	7,169,100	0	7,169,100
Taxable	0	0	0	6,810,645	0	0	6,810,645	0	6,810,645
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2015	2,885,090	4,284,010	4,284,010	0	0

FY 2015 TIF Revenue Received: 144,445

**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:	0	<b>UR Designation</b>
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 - 1/1/2013 for FY 2015

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,420,810	0	0	0	1,420,810	0	1,420,810
Taxable	0	0	1,349,770	0	0	0	1,349,770	0	1,349,770
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2015	1,014,010	406,800	406,800	0	0

FY 2015 TIF Revenue Received: 13,716

**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:	0	<b>UR Designation</b>
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 - 1/1/2013 for FY 2015

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	642,400	0	0	0	642,400	0	642,400
Taxable	0	0	610,281	0	0	0	610,281	0	610,281
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2015	318,560	323,840	323,840	0	0

FY 2015 TIF Revenue Received: 10,919

**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: 0  
 FY TIF Revenue First Received: 2013  
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	01/2011

TIF Taxing District Value by Class - 1/1/2013 for FY 2015

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	574,480	0	0	0	574,480	0	574,480
Taxable	0	0	545,756	0	0	0	545,756	0	545,756
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2015	368,840	205,640	205,640	0	0

FY 2015 TIF Revenue Received: 6,934

**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	1,483,949

**Urban Renewal Area Value by Class - 1/1/2013 for FY 2015**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	12,152,250	0	0	0	12,152,250	0	12,152,250
Taxable	0	0	11,544,641	0	0	0	11,544,641	0	11,544,641
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2014:** **5,673** **0** **Amount of 07-01-2014 Cash Balance Restricted for LMI**

TIF Revenue:	50,035
TIF Sp. Revenue Fund Interest:	12
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>50,047</b>

Rebate Expenditures:	46,080
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>46,080</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2015:** **9,640** **0** **Amount of 06-30-2015 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:	No
Payments Complete:	No

## Debts/Obligations For MUSCATINE MALL URBAN RENEWAL

### Muscatine Mall Rebate

Debt/Obligation Type:	Rebates
Principal:	5,262,377
Interest:	0
Total:	5,262,377
Annual Appropriation?:	No
Date Incurred:	01/10/2008
FY of Last Payment:	2029

## Rebates For MUSCATINE MALL URBAN RENEWAL

### 1903 Park Avenue

TIF Expenditure Amount:	46,080
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:	2029

**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: 0  
 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 - 1/1/2013 for FY 2015**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	12,152,250	0	0	0	12,152,250	0	12,152,250
Taxable	0	0	11,544,641	0	0	0	11,544,641	0	11,544,641
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2015	9,216,520	2,935,730	1,483,949	1,451,781	48,950

FY 2015 TIF Revenue Received: 50,035

**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	6,232,588

**Urban Renewal Area Value by Class - 1/1/2013 for FY 2015**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	15,811,740	0	0	0	15,811,740	0	15,811,740
Taxable	0	0	15,021,159	0	0	0	15,021,159	0	15,021,159
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2014:** 23,729      0      **Amount of 07-01-2014 Cash Balance Restricted for LMI**

TIF Revenue:	210,185
TIF Sp. Revenue Fund Interest:	86
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>210,271</b>

Rebate Expenditures:	196,259
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>196,259</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2015:** 37,741      0      **Amount of 06-30-2015 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:	No
Payments Complete:	No

## Debts/Obligations For MUSCATINE CITY NORTHEAST CEDAR DEVELOPMENT URBAN RENEWAL

### Cedar Development Rebate

Debt/Obligation Type:	Rebates
Principal:	3,903,180
Interest:	0
Total:	3,903,180
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:	196,259
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

**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: 0  
 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 - 1/1/2013 for FY 2015**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	15,811,740	0	0	0	15,811,740	0	15,811,740
Taxable	0	0	15,021,159	0	0	0	15,021,159	0	15,021,159
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2015	3,413,340	12,398,400	6,232,588	6,165,812	207,895

FY 2015 TIF Revenue Received: 210,185

**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

**Urban Renewal Area Value by Class - 1/1/2013 for FY 2015**

	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 07-01-2014:** **3,879** **0** **Amount of 07-01-2014 Cash Balance Restricted for LMI**

TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	4
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>4</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>0</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2015:** **3,883** **0** **Amount of 06-30-2015 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:	0
Rebate Paid To:	H,J. Heinz Company LP
Tied To Debt:	H.J. Heinz Rebate
Tied To Project:	H.J. Heinz Dev Agreement 2-20-14
Projected Final FY of Rebate:	2021

## Jobs For MUSCATINE CITY HEINZ INDUSTRIAL URBAN RENEWAL

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

Project:	H.J. Heinz Dev Agreement 2-20-14
Company Name:	H.J. Heinz L.P.
Date Agreement Began:	02/20/2014
Date Agreement Ends:	06/30/2021
Number of Jobs Created or Retained:	106
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	24,000,000
Total Estimated Cost of Public Infrastructure:	0

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2015

**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: 0  
 FY TIF Revenue First Received: 2012  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2031

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2010

**TIF Taxing District Value by Class - 1/1/2013 for FY 2015**

	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 2015	11,123,480	0	0	0	0

FY 2015 TIF Revenue Received: 0

**Urban Renewal Area Data Collection**

Local Government Name: MUSCATINE (70G653)  
 Urban Renewal Area: 2012 ADDITION FRIDLEY THEATERS  
 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
70185	70186	0

MUSCATINE CITY/MUSC SCH/MUSC FIRE/FRIDLEY UR INCREM

**Urban Renewal Area Value by Class - 1/1/2013 for FY 2015**

	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 07-01-2014:** 0 0 **Amount of 07-01-2014 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 06-30-2015:** 0 0 **Amount of 06-30-2015 Cash Balance Restricted for LMI**

## Projects For 2012 ADDITION FRIDLEY THEATERS

### Fridley Theaters Dev Agreement

Description:	Payments to R.L. Fridley Theaters Inc.
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For 2012 ADDITION FRIDLEY THEATERS

### R.L. Fridley Theaters Inc. Rebate

Debt/Obligation Type:	Rebates
Principal:	1,500,000
Interest:	0
Total:	1,500,000
Annual Appropriation?:	No
Date Incurred:	06/21/2012
FY of Last Payment:	2030

## Rebates For 2012 ADDITION FRIDLEY THEATERS

### 3611 Palms Driver

TIF Expenditure Amount:	0
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 2012 ADDITION FRIDLEY THEATERS

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

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2015

**TIF Taxing District Data Collection**

Local Government Name: MUSCATINE (70G653)  
 Urban Renewal Area: 2012 ADDITION FRIDLEY THEATERS (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: 0  
 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 - 1/1/2013 for FY 2015

	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 2015	151,590	0	0	0	0

FY 2015 TIF Revenue Received: 0

**Urban Renewal Area Data Collection**

Local Government Name: MUSCATINE (70G653)  
 Urban Renewal Area: Iowa Reinvestment District Project  
 UR Area Number: 70900

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**

**Urban Renewal Area Value by Class - 1/1/2013 for FY 2015**

	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 07-01-2014:**

**0**

**0**

**Amount of 07-01-2014 Cash Balance Restricted for LMI**

TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>0</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>0</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2015:**

**0**

**0**

**Amount of 06-30-2015 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:	6,000,000
Interest:	0
Total:	6,000,000
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

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2015