

Annual Urban Renewal Report, Fiscal Year 2016 - 2017

Levy Authority Summary

Local Government Name: MUSCATINE
 Local Government Number: 70G653

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

TIF Debt Outstanding: 27,410,295

TIF Sp. Rev. Fund Cash Balance as of 07-01-2016:	1,012,673	0	Amount of 07-01-2016 Cash Balance Restricted for LMI
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TIF Revenue:	1,881,323
TIF Sp. Revenue Fund Interest:	4,423
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	1,885,746

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

TIF Sp. Rev. Fund Cash Balance as of 06-30-2017:	1,085,581	0	Amount of 06-30-2017 Cash Balance Restricted for LMI
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Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 24,511,876

Urban Renewal Area Data Collection

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

UR Area Creation Date: 07/1994

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

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
MUSCATINE CITY/MUSCATINE SCH/MUSCATINE FD/REV DOWNTOWN UR TIF INCREM	70085	70108	2,624,382

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

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

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

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

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

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

Projects For MUSCATINE CITY DOWNTOWN URBAN RENEWAL

3rd & Chestnut Pkg Lot Reconstruction

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

Downtown Parking Lot Resurfacing Projects

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

Downtown Street and Alley Resurfacing

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

Pearl City Station Flood Repairs

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

Riverfront Erosion Control Project

Description:	Local Share of Riverfront Erosion Control Recreational facilities (lake development, parks, ball fields, 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:	760,000
Interest:	59,050
Total:	819,050
Annual Appropriation?:	No
Date Incurred:	06/01/2010
FY of Last Payment:	2020

Non-Rebates For MUSCATINE CITY DOWNTOWN URBAN RENEWAL

TIF Expenditure Amount: 203,050
Tied To Debt: 6-1-2010 General Obligation
Bonds
Tied To Project: 3rd & Chestnut Pkg Lot
Reconstruction

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

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

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

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

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

TIF Taxing District Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY 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 - 1/1/2015 for FY 2017

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

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

FY 2017 TIF Revenue Received: 213,830

Urban Renewal Area Data Collection

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

UR Area Creation Date: 12/1971

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

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MUSCATINE CITY/MUSCATINE SCH/MUSCATINE FIRE/SECO UR TIF INCREM	70059	70097	3,563,901

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	3,959,890	0	0	0	3,959,890	0	3,959,890
Taxable	0	0	3,563,901	0	0	0	3,563,901	0	3,563,901
Homestead Credits									0

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

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

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	0

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

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

TIF Taxing District Data Collection

Local Government Name:	MUSCATINE (70G653)	
Urban Renewal Area:	MUSCATINE CITY SECO URBAN RENEWAL (70002)	
TIF Taxing District Name:	MUSCATINE CITY/MUSCATINE SCH/MUSCATINE FIRE/SECO UR TIF INCREM	
TIF Taxing District Inc. Number:	70097	
TIF Taxing District Base Year:	1973	UR Designation
FY TIF Revenue First Received:	1981	Slum No
Subject to a Statutory end date?	No	Blighted 12/1971
		Economic Development No

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	3,959,890	0	0	0	3,959,890	0	3,959,890
Taxable	0	0	3,563,901	0	0	0	3,563,901	0	3,563,901
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2017	270,710	3,563,901	3,563,901	0	0

FY 2017 TIF Revenue Received: 0

Urban Renewal Area Data Collection

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

UR Area Creation Date: 10/1996

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

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

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

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

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

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

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

TIF Sp. Rev. Fund Cash Balance as of 06-30-2017: **14,569** **0** **Amount of 06-30-2017 Cash Balance Restricted for LMI**

Projects For MUSCATINE CITY NORTHEAST URBAN RENEWAL

Villas at MCC LLC Dev Agreement

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

Weed Park Maint Bldg

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

Harrison Lofts Dev Agreement

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

Harrison Lofts Economic Dev Grant

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

Debts/Obligations For MUSCATINE CITY NORTHEAST URBAN RENEWAL

Villas at MCC LLC Rebate

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

City Loan Advance Park Maint Bldg Construction

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

Harrison Lofts, Economic Dev Grant

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

Harrison Lofts Rebate

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

Non-Rebates For MUSCATINE CITY NORTHEAST URBAN RENEWAL

TIF Expenditure Amount:	37,167
Tied To Debt:	City Loan Advance Park Maint Bldg Construction
Tied To Project:	Weed Park Maint Bldg

TIF Expenditure Amount:	10,000
Tied To Debt:	Harrison Lofts, Economic Dev Grant
Tied To Project:	Harrison Lofts Dev Agreement

Rebates For MUSCATINE CITY NORTHEAST URBAN RENEWAL

MCC Owned Property off Colorado Street

TIF Expenditure Amount:	18,959
Rebate Paid To:	The Villas at MCC LLC
Tied To Debt:	Villas at MCC LLC Rebate
Tied To Project:	Villas at MCC LLC Dev Agreement
Projected Final FY of Rebate:	2023

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

TIF Taxing District Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY 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 - 1/1/2015 for FY 2017

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

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

FY 2017 TIF Revenue Received: 33,997

TIF Taxing District Data Collection

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

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2010

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

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

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

FY 2017 TIF Revenue Received: 643

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 - 1/1/2015 for FY 2017

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

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

FY 2017 TIF Revenue Received: 15,160

TIF Taxing District Data Collection

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

UR Designation	
Slum	No
Blighted	No
Economic Development	No

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

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

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

FY 2017 TIF Revenue Received: 10,073

Urban Renewal Area Data Collection

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

UR Area Creation Date: 07/1994

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

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

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

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

TIF Sp. Rev. Fund Cash Balance as of 07-01-2016:	883,576	0	Amount of 07-01-2016 Cash Balance Restricted for LMI
TIF Revenue:	1,229,363		
TIF Sp. Revenue Fund Interest:	3,521		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	1,232,884		
Rebate Expenditures:	754,294		
Non-Rebate Expenditures:	443,805		
Returned to County Treasurer:	0		
Total Expenditures:	1,198,099		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2017:	918,361	0	Amount of 06-30-2017 Cash Balance Restricted for LMI
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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:	Yes
Payments Complete:	No

Union Tank Car Company Development Agreement

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

Community Marketing Study

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

Housing Demand Study

Description:	Study to Determine Housing Needs in City
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For MUSCATINE CITY SOUTHEND URBAN RENEWAL

TIF Revenue Bonds 6-24-04

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	690,000
Interest:	121,130
Total:	811,130
Annual Appropriation?:	No
Date Incurred:	06/24/2004
FY of Last Payment:	2021

Musco Sports Lighting Rebate

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

Curry's Transportation Rebate

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

Newcomb Properties Rebate

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

A&E Convenience Rebate

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

Wal-View Developments Rebate

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

Administrative Expenses

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

Chamber Economic Development Grant

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

Union Tank Car Co Rebate

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

Wal-View Developments #2 Rebate

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

Small Business Forgivable Loan Program

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

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

Administrative Expenses

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

Chamber Economic Development Grant

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

Small Business Forgivable Loan Program

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

Community Marketing Study

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

Housing Demand Study

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

Date Incurred: 11/03/2016
FY of Last Payment: 2018

Non-Rebates For MUSCATINE CITY SOUTHEND URBAN RENEWAL

TIF Expenditure Amount:	163,705
Tied To Debt:	TIF Revenue Bonds 6-24-04
Tied To Project:	Airport Terminal Building

TIF Expenditure Amount:	0
Tied To Debt:	TIF Revenue Bonds 6-24-04
Tied To Project:	Southend Water Extension Project

TIF Expenditure Amount:	142,100
Tied To Debt:	Administrative Expenses
Tied To Project:	Administrative Expenses

TIF Expenditure Amount:	38,000
Tied To Debt:	Administrative Expenses
Tied To Project:	Chamber Economic Development Grant

TIF Expenditure Amount:	100,000
Tied To Debt:	Administrative Expenses
Tied To Project:	Small Business Forgivable Loan Program

Rebates For MUSCATINE CITY SOUTHEND URBAN RENEWAL

2107 Stewart Road

TIF Expenditure Amount: 84,404
 Rebate Paid To: Musco Sports Lighting LLC
 Tied To Debt: Musco Sports Lighting Rebate
 Tied To Project: Musco Sports Lighting Dev. Agreement
 Projected Final FY of Rebate: 2020

4200 Highway 61 South

TIF Expenditure Amount: 0
 Rebate Paid To: Curry's Transportation Service Inc.
 Tied To Debt: Curry's Transportation Rebate
 Tied To Project: Curry's Transportation Dev. Agreement
 Projected Final FY of Rebate: 2020

3606 Grandview Avenue

TIF Expenditure Amount: 6,928
 Rebate Paid To: Newcomb Properties LLC
 Tied To Debt: Newcomb Properties Rebate
 Tied To Project: Newcomb Properties LLC Dev. Agreement
 Projected Final FY of Rebate: 2020

4701 Highway 61 Sourth

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

Jobs For MUSCATINE CITY SOUTHEND URBAN RENEWAL

Project:	Wal-View Developments Dev. Agreement
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

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

TIF Taxing District Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY 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 - 1/1/2015 for FY 2017

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

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

FY 2017 TIF Revenue Received: 241,152

TIF Taxing District Data Collection

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

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1994

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

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

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

FY 2017 TIF Revenue Received: 5,012

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 - 1/1/2015 for FY 2017

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

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

FY 2017 TIF Revenue Received: 91,927

TIF Taxing District Data Collection

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

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1994

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

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

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

FY 2017 TIF Revenue Received: 3,403

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 - 1/1/2015 for FY 2017

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

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

FY 2017 TIF Revenue Received: 10,883

TIF Taxing District Data Collection

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

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1994

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

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

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

FY 2017 TIF Revenue Received: 30,716

TIF Taxing District Data Collection

Local Government Name:	MUSCATINE (70G653)	
Urban Renewal Area:	MUSCATINE CITY SOUTHEND URBAN RENEWAL (70006)	
TIF Taxing District Name:	MUSCATINE CITY/MUSCATINE SCH/MUSC FIRE/UR SE MUSCO TIF INCREM	
TIF Taxing District Inc. Number:	70148	
TIF Taxing District Base Year:	2002	UR Designation
FY TIF Revenue First Received:	1996	Slum No
Subject to a Statutory end date?	No	Blighted No
		Economic Development 07/1994

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

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

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

FY 2017 TIF Revenue Received: 142,283

TIF Taxing District Data Collection

Local Government Name:	MUSCATINE (70G653)	
Urban Renewal Area:	MUSCATINE CITY SOUTHEND URBAN RENEWAL (70006)	
TIF Taxing District Name:	MUSCATINE CITY/MUSC SCH/MUSC FIRE/REV SE 03 UR CUR TIF INCREM	
TIF Taxing District Inc. Number:	70164	
TIF Taxing District Base Year:	2008	UR Designation
FY TIF Revenue First Received:	1996	Slum No
Subject to a Statutory end date?	No	Blighted No
		Economic Development 07/1994

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

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

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

FY 2017 TIF Revenue Received: 17,042

TIF Taxing District Data Collection

Local Government Name:	MUSCATINE (70G653)	
Urban Renewal Area:	MUSCATINE CITY SOUTHEND URBAN RENEWAL (70006)	
TIF Taxing District Name:	MUSCATINE CITY/MUSC SCH/MUSC FIRE/REV SE 03 UR NEW TIF INCREM	
TIF Taxing District Inc. Number:	70166	
TIF Taxing District Base Year:	2008	UR Designation
FY TIF Revenue First Received:	1996	Slum No
Subject to a Statutory end date?	No	Blighted No
		Economic Development 07/1994

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

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

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

FY 2017 TIF Revenue Received: 12,501

TIF Taxing District Data Collection

Local Government Name:	MUSCATINE (70G653)	
Urban Renewal Area:	MUSCATINE CITY SOUTHEND URBAN RENEWAL (70006)	
TIF Taxing District Name:	MUSCATINE CITY/MUSC SCH/MUSC FIRE/SE A&E CONV UR TIF INCREM	
TIF Taxing District Inc. Number:	70182	
TIF Taxing District Base Year:	2010	UR Designation
FY TIF Revenue First Received:	2013	Slum No
Subject to a Statutory end date?	No	Blighted No
		Economic Development 01/2011

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

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

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

FY 2017 TIF Revenue Received: 10,750

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 - 1/1/2015 for FY 2017

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

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

FY 2017 TIF Revenue Received: 663,694

Urban Renewal Area Data Collection

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

UR Area Creation Date: 12/2006

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

Tax Districts within this Urban Renewal Area

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

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

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

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

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

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

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

Projects For MUSCATINE MALL URBAN RENEWAL

Muscatine Mall Development Agreement

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

Debts/Obligations For MUSCATINE MALL URBAN RENEWAL

Muscatine Mall Rebate

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

Rebates For MUSCATINE MALL URBAN RENEWAL

1903 Park Avenue

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

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

TIF Taxing District Data Collection

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

	UR Designation
Slum	No
Blighted	No
Economic Development	12/2006

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

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

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

FY 2017 TIF Revenue Received: 37,926

Urban Renewal Area Data Collection

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

UR Area Creation Date: 11/2003

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

Tax Districts within this Urban Renewal Area

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

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

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

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

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

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

TIF Sp. Rev. Fund Cash Balance as of 06-30-2017: **55,546** **0** **Amount of 06-30-2017 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:	3,523,961
Interest:	0
Total:	3,523,961
Annual Appropriation?:	No
Date Incurred:	01/22/2004
FY of Last Payment:	2019

Rebates For MUSCATINE CITY NORTHEAST CEDAR DEVELOPMENT URBAN RENEWAL

Various properties along Hwy 61 N in northeast section of city

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

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 - 1/1/2015 for FY 2017

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

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

FY 2017 TIF Revenue Received: 244,518

Urban Renewal Area Data Collection

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

UR Area Creation Date: 01/2010

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

Tax Districts within this Urban Renewal Area

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

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

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

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

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

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

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

Projects For MUSCATINE CITY HEINZ INDUSTRIAL URBAN RENEWAL

H.J. Heinz Development Agreement

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

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

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

Debts/Obligations For MUSCATINE CITY HEINZ INDUSTRIAL URBAN RENEWAL

H.J. Heinz Rebate

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

H.J. Heinz Rebate

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

Rebates For MUSCATINE CITY HEINZ INDUSTRIAL URBAN RENEWAL

Heinz Plant 1357 Isett Avenue

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

Heinz Plant 1357 Isett Avenue

TIF Expenditure Amount:	19,000
Rebate Paid To:	H,J. Heinz Company LP
Tied To Debt:	H.J. Heinz Rebate
Tied To Project:	H.J. Heinz Dev Agreement 2-20-14
Projected Final FY of Rebate:	2021

Jobs For MUSCATINE CITY HEINZ INDUSTRIAL URBAN RENEWAL

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

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

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

TIF Taxing District Data Collection

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

	UR Designation
Slum	No
Blighted	No
Economic Development	01/2010

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2017	11,123,480	0	0	0	0

FY 2017 TIF Revenue Received: 0

TIF Taxing District Data Collection

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

	UR Designation
Slum	No
Blighted	No
Economic Development	02/2014

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

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

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

FY 2017 TIF Revenue Received: 20,959

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	2,210,101

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

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

TIF Sp. Rev. Fund Cash Balance as of 07-01-2016: **7,730** **0** **Amount of 07-01-2016 Cash Balance Restricted for LMI**

TIF Revenue:	74,854
TIF Sp. Revenue Fund Interest:	27
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	74,881

Rebate Expenditures:	72,525
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	72,525

TIF Sp. Rev. Fund Cash Balance as of 06-30-2017: **10,086** **0** **Amount of 06-30-2017 Cash Balance Restricted for LMI**

Projects For MUSCATINE CITY FRIDLEY THEATRES URBAN RENEWAL

Fridley Theaters Dev Agreement

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

Debts/Obligations For MUSCATINE CITY FRIDLEY THEATRES URBAN RENEWAL

R.L. Fridley Theaters Inc. Rebate

Debt/Obligation Type:	Rebates
Principal:	1,432,240
Interest:	0
Total:	1,432,240
Annual Appropriation?:	No
Date Incurred:	06/21/2012
FY of Last Payment:	2030

Rebates For MUSCATINE CITY FRIDLEY THEATRES URBAN RENEWAL

3611 Palms Driver

TIF Expenditure Amount:	72,525
Rebate Paid To:	R.L. Fridley Theaters Inc.
Tied To Debt:	R.L. Fridley Theaters Inc. Rebate
Tied To Project:	Fridley Theaters Dev Agreement
Projected Final FY of Rebate:	2030

Jobs For MUSCATINE CITY FRIDLEY THEATRES URBAN RENEWAL

Project:	Fridley Theaters Dev Agreement
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 2017

TIF Taxing District Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY FRIDLEY THEATRES URBAN RENEWAL (70016)
 TIF Taxing District Name: MUSCATINE CITY/MUSC SCH/MUSC FIRE/FRIDLEY UR INCREM
 TIF Taxing District Inc. Number: 70186
 TIF Taxing District Base Year: 2011
 FY TIF Revenue First Received: 2015
 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 - 1/1/2015 for FY 2017

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

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

FY 2017 TIF Revenue Received: 74,854

Projects For IOWA REINVESTMENT DISTRICT PROJECT

Riverview Hotel Development Project

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

Debts/Obligations For IOWA REINVESTMENT DISTRICT PROJECT

Bi-State Economic Development Loan Local Match

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

Riverview Hotel Development Agreement

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

Jobs For IOWA REINVESTMENT DISTRICT PROJECT

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

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

TIF Taxing District Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: IOWA REINVESTMENT DISTRICT PROJECT (70018)
 TIF Taxing District Name: MUSCATINE CITY/MUSC SCH/MUSC FIRE/RIVERVIEW HOTEL UR TIF INCREM
 TIF Taxing District Inc. Number: 70199
 TIF Taxing District Base Year: 2014
 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 - 1/1/2015 for FY 2017

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2017	3,874,720	0	0	0	0

FY 2017 TIF Revenue Received: 0

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2016:	0	0	Amount of 07-01-2016 Cash Balance Restricted for LMI
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TIF Revenue:	0		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	0		

Rebate Expenditures:	0		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
Total Expenditures:	0		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2017:	0	0	Amount of 06-30-2017 Cash Balance Restricted for LMI
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Projects For MUSCATINE CITY NORTH UNIVERSITY URBAN RENEWAL

HNI Development Agreement

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

Debts/Obligations For MUSCATINE CITY NORTH UNIVERSITY URBAN RENEWAL

HNI Corp Rebate Payments

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

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