

Annual Urban Renewal Report, Fiscal Year 2017 - 2018

Levy Authority Summary

Local Government Name: MCGREGOR
 Local Government Number: 22G192

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
MCGREGOR COMBINED URBAN RENEWAL	22037	6

TIF Debt Outstanding: 700,223

TIF Sp. Rev. Fund Cash Balance as of 07-01-2017:	126,359	0	Amount of 07-01-2017 Cash Balance Restricted for LMI
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TIF Revenue:	255,630
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	314
Asset Sales & Loan Repayments:	0
Total Revenue:	255,944

Rebate Expenditures:	6,901
Non-Rebate Expenditures:	273,096
Returned to County Treasurer:	0
Total Expenditures:	279,997

TIF Sp. Rev. Fund Cash Balance as of 06-30-2018:	102,306	0	Amount of 06-30-2018 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
 Obligations, Net of TIF Special
 Revenue Fund Balance: 317,920**

Urban Renewal Area Data Collection

Local Government Name: MCGREGOR (22G192)
 Urban Renewal Area: MCGREGOR COMBINED URBAN RENEWAL
 UR Area Number: 22037
 UR Area Creation Date: 11/2014

To create a strong economy, jobs and strengthen the tax base. To stimulate investment in residential, industrial and commercial expansion. Develop a sound economic base for future growth and expansion. Promote economic development, combat blight.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
MCGREGOR CITY/MFL-MARMAC SCH/RIDGEWOOD WEST TIF INCREM	22109	22098	5,033,554
MCGREGOR CITY/MFL-MARMAC SCH/DOWNTOWN TIF INCREM	22124	22125	1,498,963
MCGREGOR CITY/MFL-MARMAC SCH/TURNER PARK TIF INCREM	22150	22151	711,645
MCGREGOR CITY/MFL-MARMAC SCH/OLD MAN RIVER TIF INCREM	22174	22175	410,689
MCGREGOR CITY/MFL-MARMAC SCH/HEALTH CARE OF IA AL REBATE TIF INCREM	22178	22179	12,260
MCGREGOR CITY/MFL-MARMAC SCH/GEHRMANN REBATE TIF INCREM	22180	22181	207,062

Urban Renewal Area Value by Class - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	9,888,200	4,502,697	0	0	-16,668	16,148,263	0	16,148,263
Taxable	0	5,630,255	4,052,428	0	0	-16,668	11,129,593	0	11,129,593
Homestead Credits									38

TIF Sp. Rev. Fund Cash Balance as of 07-01-2017: **126,359** **0** **Amount of 07-01-2017 Cash Balance Restricted for LMI**

TIF Revenue: 255,630
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 314
 Asset Sales & Loan Repayments: 0
Total Revenue: 255,944

Rebate Expenditures: 6,901
 Non-Rebate Expenditures: 273,096
 Returned to County Treasurer: 0
Total Expenditures: 279,997

TIF Sp. Rev. Fund Cash Balance as of 06-30-2018: **102,306** **0** **Amount of 06-30-2018 Cash Balance Restricted for LMI**

Projects For MCGREGOR COMBINED URBAN RENEWAL

Ohmer Ridge Sub-Division

Description:	infrastructure development for residential sub-division
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Riverfront Improvements

Description:	Riverfront bank stabilization, park improvement, pier Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	No
Payments Complete:	No

Old Man River Rebate Agreement

Description:	Old Man River Brewery
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Gehrman Construction Rebate Agreement

Description:	Rebate Agreement Gehrman Construction
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Blighted Property REstoration

Description:	Sullivan Opera House Rehabilitation Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Classification:	
Physically Complete:	No
Payments Complete:	No

LMI Sidewalk Replacement

Description:	LMI Sidewalk replacement
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

2015-2016 Turner Park Improvements

Description:	Turner Park trail, sidewlks, picnic area, concession stand, playground, splashpad, field improvements
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Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	Yes

1st and B Street Improvements

Description:	street, curb/gutter, storm sewer, sewer, water, finish work
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Main Street Corridor and Lift Station Rehab Project

Description:	sewer mains, manholes on main street, and main lift station rehab
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

1st St. Parking Lot Project

Description:	1st ST. parking lot improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Signage Improvement Project

Description:	Wayfinding and municipal signage
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

2016 CDBG Owner Occupied Housing REhabilitation Project

Description:	2016 CDBG Owner Occupied Housing Rehab LMI
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

Economic Development Support Project

Description:	Economic Development director Main Street Application and program
Classification:	Main Street Iowa Program-Iowa Economic Development Authority
Physically Complete:	No
Payments Complete:	No

2015-2017 Housing Support Project

Description:	2015-2017 NEIRHTF contribution for LMI housing improvements
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Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	Yes

2014-2017 UR Administration

Description:	Admin and professional support for UR projects
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

2017-2020 Turner Park Improvements

Description:	Turner Park splash pad, public restrooms, concession stand Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	No
Payments Complete:	No

2017-2022 Triangle Park Infrastructure Improvement

Description:	Street, utilities, sidewalks, landscaping Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	No
Payments Complete:	No

2017-2022 main street corridor & B st sewer main

Description:	sewer main and manhole upgrades
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

2018-2022 2nd St water, sewer, and street replacement

Description:	Sewer, water, street, drainage and parking improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

2017-2021 small business improvement and redevelopment

Description:	Economic development loans, grants to local businesses Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Classification:	
Physically Complete:	No
Payments Complete:	No

2018-2022 McGregor Trail System Improvements

Description:	planning, design, construction of trails, trail heads and direction signage Recreational facilities (lake development, parks, ball fields, trails)
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Classification:	trails)
Physically Complete:	No
Payments Complete:	No

2018-2020 sullivan opera house redevelopment

Description:	Redevelopment of the Sullivan Opera House property Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Classification:	
Physically Complete:	No
Payments Complete:	No

2018-2022 UR Administration

Description:	Administrative and Professional support for UR
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

2018-2022 NEIRHTF support

Description:	LMI housing support program
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For MCGREGOR COMBINED URBAN RENEWAL

GO 13A - 5/1/13

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	275,760
Interest:	14,962
Total:	290,722
Annual Appropriation?:	No
Date Incurred:	05/06/2013
FY of Last Payment:	2023

Old Man River Rebate Agreement

Debt/Obligation Type:	Rebates
Principal:	149,718
Interest:	0
Total:	149,718
Annual Appropriation?:	Yes
Date Incurred:	10/15/2007
FY of Last Payment:	2024

Gehrman Rebate - Coffee Roasters

Debt/Obligation Type:	Rebates
Principal:	55,462
Interest:	0
Total:	55,462
Annual Appropriation?:	Yes
Date Incurred:	04/28/2007
FY of Last Payment:	2019

GO 2015

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	123,434
Interest:	1,566
Total:	125,000
Annual Appropriation?:	No
Date Incurred:	10/01/2015
FY of Last Payment:	2018

Turner Park Improvements

Debt/Obligation Type:	Internal Loans
Principal:	39,516
Interest:	0
Total:	39,516
Annual Appropriation?:	No
Date Incurred:	10/21/2015
FY of Last Payment:	2018

2017 UR Administrative Support

Debt/Obligation Type: Internal Loans
Principal: 10,000
Interest: 0
Total: 10,000
Annual Appropriation?: No
Date Incurred: 11/16/2016
FY of Last Payment: 2018

2017 Housing Housing Support NEIRHTF

Debt/Obligation Type: Internal Loans
Principal: 5,000
Interest: 0
Total: 5,000
Annual Appropriation?: No
Date Incurred: 11/16/2016
FY of Last Payment: 2018

Main St Corridor Sewer Rehab

Debt/Obligation Type: Internal Loans
Principal: 15,055
Interest: 0
Total: 15,055
Annual Appropriation?: No
Date Incurred: 11/16/2016
FY of Last Payment: 2018

2016 Owner Occupied Housing

Debt/Obligation Type: Internal Loans
Principal: 9,750
Interest: 0
Total: 9,750
Annual Appropriation?: No
Date Incurred: 11/16/2016
FY of Last Payment: 2018

Non-Rebates For MCGREGOR COMBINED URBAN RENEWAL

TIF Expenditure Amount:	68,775
Tied To Debt:	GO 13A - 5/1/13
Tied To Project:	Ohmer Ridge Sub-Division
TIF Expenditure Amount:	125,000
Tied To Debt:	GO 2015
Tied To Project:	1st and B Street Improvements
TIF Expenditure Amount:	39,516
Tied To Debt:	Turner Park Improvements
Tied To Project:	2015-2016 Turner Park Improvements
TIF Expenditure Amount:	10,000
Tied To Debt:	2017 UR Administrative Support
Tied To Project:	2014-2017 UR Administration
TIF Expenditure Amount:	9,750
Tied To Debt:	2016 Owner Occupied Housing
Tied To Project:	2016 CDBG Owner Occupied Housing REhabilitation Project
TIF Expenditure Amount:	5,000
Tied To Debt:	2017 Housing Housing Support NEIRHTF
Tied To Project:	2015-2017 Housing Support Project
TIF Expenditure Amount:	15,055
Tied To Debt:	Main St Corridor Sewer Rehab
Tied To Project:	Main Street Corridor and Lift Station Rehab Project

Rebates For MCGREGOR COMBINED URBAN RENEWAL

Gehrman Construction

TIF Expenditure Amount:	2,879
Rebate Paid To:	Gehrman Construction
Tied To Debt:	Gehrman Rebate - Coffee Roasters
Tied To Project:	Gehrman Construction Rebate Agreement
Projected Final FY of Rebate:	2019

Old Man River

TIF Expenditure Amount:	4,022
Rebate Paid To:	Old Man River
Tied To Debt:	Old Man River Rebate Agreement
Tied To Project:	Old Man River Rebate Agreement
Projected Final FY of Rebate:	2024

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2018

TIF Taxing District Data Collection

Local Government Name:	MCGREGOR (22G192)	
Urban Renewal Area:	MCGREGOR COMBINED URBAN RENEWAL (22037)	
TIF Taxing District Name:	MCGREGOR CITY/MFL-MARMAC SCH/RIDGEWOOD WEST TIF INCREM	
TIF Taxing District Inc. Number:	22098	
TIF Taxing District Base Year:	1988	UR Designation
FY TIF Revenue First Received:	1998	Slum 04/1989
Subject to a Statutory end date?	No	Blighted 04/1989
		Economic Development 04/1989

TIF Taxing District Value by Class - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	8,866,257	0	0	0	-14,816	8,851,441	0	8,851,441
Taxable	0	5,048,370	0	0	0	-14,816	5,033,554	0	5,033,554
Homestead Credits									34

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	74,259	5,033,554	5,033,554	0	0

FY 2018 TIF Revenue Received: 163,232

TIF Taxing District Data Collection

Local Government Name:	MCGREGOR (22G192)	
Urban Renewal Area:	MCGREGOR COMBINED URBAN RENEWAL (22037)	
TIF Taxing District Name:	MCGREGOR CITY/MFL-MARMAC SCH/DOWNTOWN TIF INCREM	
TIF Taxing District Inc. Number:	22125	
TIF Taxing District Base Year:	2000	UR Designation
FY TIF Revenue First Received:	2002	Slum 03/2000
Subject to a Statutory end date?	Yes	Blighted 03/2000
Fiscal year this TIF Taxing District statutorily ends:	2022	Economic Development 03/2000

TIF Taxing District Value by Class - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	530,802	4,040,828	0	0	0	4,804,031	0	4,804,031
Taxable	0	302,234	3,636,746	0	0	0	4,130,712	0	4,130,712
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	3,305,068	1,498,963	1,498,963	0	0

FY 2018 TIF Revenue Received: 48,887

TIF Taxing District Data Collection

Local Government Name: MCGREGOR (22G192)
 Urban Renewal Area: MCGREGOR COMBINED URBAN RENEWAL (22037)
 TIF Taxing District Name: MCGREGOR CITY/MFL-MARMAC SCH/TURNER PARK TIF INCREM
 TIF Taxing District Inc. Number: 22151
 TIF Taxing District Base Year: 2005
 FY TIF Revenue First Received: 2007
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2027

	UR Designation
Slum	No
Blighted	No
Economic Development	03/2006

TIF Taxing District Value by Class - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	285,220	0	0	0	-1,852	963,601	0	963,601
Taxable	0	162,402	0	0	0	-1,852	721,742	0	721,742
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	253,808	711,645	711,645	0	0

FY 2018 TIF Revenue Received: 23,079

TIF Taxing District Data Collection

Local Government Name: MCGREGOR (22G192)
 Urban Renewal Area: MCGREGOR COMBINED URBAN RENEWAL (22037)
 TIF Taxing District Name: MCGREGOR CITY/MFL-MARMAC SCH/OLD MAN RIVER TIF INCREM
 TIF Taxing District Inc. Number: 22175
 TIF Taxing District Base Year: 2008
 FY TIF Revenue First Received: 2009
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2028

	UR Designation
Slum	No
Blighted	No
Economic Development	10/2007

TIF Taxing District Value by Class - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	362,077	0	0	0	489,292	0	489,292
Taxable	0	0	325,869	0	0	0	430,821	0	430,821
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	78,603	410,689	410,689	0	0

FY 2018 TIF Revenue Received: 13,320

TIF Taxing District Data Collection

Local Government Name: MCGREGOR (22G192)
 Urban Renewal Area: MCGREGOR COMBINED URBAN RENEWAL (22037)
 TIF Taxing District Name: MCGREGOR CITY/MFL-MARMAC SCH/HEALTH CARE OF IA AL REBATE TIF INCREM
 TIF Taxing District Inc. Number: 22179
 TIF Taxing District Base Year: 2005
 FY TIF Revenue First Received: 2008
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	03/2006

TIF Taxing District Value by Class - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	734,185	0	734,185
Taxable	0	0	0	0	0	0	605,702	0	605,702
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	721,925	12,260	12,260	0	0

FY 2018 TIF Revenue Received: 398

TIF Taxing District Data Collection

Local Government Name: MCGREGOR (22G192)
 Urban Renewal Area: MCGREGOR COMBINED URBAN RENEWAL (22037)
 TIF Taxing District Name: MCGREGOR CITY/MFL-MARMAC SCH/GEHRMANN REBATE TIF INCREM
 TIF Taxing District Inc. Number: 22181
 TIF Taxing District Base Year: 2006
 FY TIF Revenue First Received: 2010
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2030

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2007

TIF Taxing District Value by Class - 1/1/2016 for FY 2018

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	205,921	99,792	0	0	0	305,713	0	305,713
Taxable	0	117,249	89,813	0	0	0	207,062	0	207,062
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	21,457	207,062	207,062	0	0

FY 2018 TIF Revenue Received: 6,714