

# Annual Urban Renewal Report, Fiscal Year 2019 - 2020

## Levy Authority Summary

Local Government Name: MASON CITY  
Local Government Number: 17G145

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
MASON CITY FOREST PARK URBAN RENEWAL	17006	2
MASON CITY UNIFIED URBAN RENEWAL	17010	25
MASON CITY DOWNTOWN REINVESTMENT URA	17026	1
MASON CITY SOUTHSIDE GATEWAY URA	17027	2

**TIF Debt Outstanding: 1,730,415**

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:		Amount of 07-01-2019 Cash Balance Restricted for LMI
	467,981	0
TIF Revenue:	1,666,355	
TIF Sp. Revenue Fund Interest:	12,836	
Property Tax Replacement Claims	0	
Asset Sales & Loan Repayments:	121,509	
<b>Total Revenue:</b>	<b>1,800,700</b>	
Rebate Expenditures:	504,872	
Non-Rebate Expenditures:	1,225,543	
Returned to County Treasurer:	0	
<b>Total Expenditures:</b>	<b>1,730,415</b>	

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:	Amount of 06-30-2020 Cash Balance Restricted for LMI
538,266	0

**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance: -538,266**

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**Urban Renewal Area Data Collection**

Local Government Name: MASON CITY (17G145)  
 Urban Renewal Area: MASON CITY FOREST PARK URBAN RENEWAL  
 UR Area Number: 17006  
 UR Area Creation Date: 07/1993  
 UR Area Purpose: See Plan

<b>Tax Districts within this Urban Renewal Area</b>	<b>Base No.</b>	<b>Increment No.</b>	<b>Increment Value Used</b>
MASON CITY CITY/MASON CITY SCH/FOREST PARK INCREM	170103	170102	0
MASON CITY CITY/MASON CITY SCH/FOREST PARK INCREM	170163	170164	0

**Urban Renewal Area Value by Class - 1/1/2018 for FY 2020**

	<b>Agricultural</b>	<b>Residential</b>	<b>Commercial</b>	<b>Industrial</b>	<b>Other</b>	<b>Military</b>	<b>Total</b>	<b>Gas/Electric Utility</b>	<b>Total</b>
Assessed	0	1,354,310	19,111,270	0	0	-1,852	20,463,728	0	20,463,728
Taxable	0	770,839	17,200,143	0	0	-1,852	17,969,130	0	17,969,130
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:** **4,439** **0** **Amount of 07-01-2019 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 06-30-2020:** **4,439** **0** **Amount of 06-30-2020 Cash Balance Restricted for LMI**

## Projects For MASON CITY FOREST PARK URBAN RENEWAL

### Crescent Park Maintenance

Description:	Lawn care for Crescent Park
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For MASON CITY FOREST PARK URBAN RENEWAL

### Crescent Park Maintenance Payment

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	07/01/2016
FY of Last Payment:	2021

## Non-Rebates For MASON CITY FOREST PARK URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	Crescent Park Maintenance Payment
Tied To Project:	Crescent Park Maintenance

### TIF Taxing District Data Collection

Local Government Name: MASON CITY (17G145)  
 Urban Renewal Area: MASON CITY FOREST PARK URBAN RENEWAL (17006)  
 TIF Taxing District Name: MASON CITY CITY/MASON CITY SCH/FOREST PARK INCREM  
 TIF Taxing District Inc. Number: 170102  
 TIF Taxing District Base Year: 1992  
 FY TIF Revenue First Received: 1993  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2021

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1994

### TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,354,310	17,572,580	0	0	-1,852	18,925,038	0	18,925,038
Taxable	0	770,839	15,815,322	0	0	-1,852	16,584,309	0	16,584,309
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	5,190,709	13,736,181	0	13,736,181	436,620

FY 2020 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: MASON CITY (17G145)  
 Urban Renewal Area: MASON CITY FOREST PARK URBAN RENEWAL (17006)  
 TIF Taxing District Name: MASON CITY CITY/MASON CITY SCH/FOREST PARK INCREM  
 TIF Taxing District Inc. Number: 170164  
 TIF Taxing District Base Year: 2000  
 FY TIF Revenue First Received: 2001  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2021

UR Designation	
Slum	No
Blighted	No
Economic Development	06/1997

### TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,538,690	0	0	0	1,538,690	0	1,538,690
Taxable	0	0	1,384,821	0	0	0	1,384,821	0	1,384,821
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	46,475	1,384,821	0	1,384,821	44,018

FY 2020 TIF Revenue Received: 0

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### Urban Renewal Area Data Collection

Local Government Name: MASON CITY (17G145)  
 Urban Renewal Area: MASON CITY UNIFIED URBAN RENEWAL  
 UR Area Number: 17010  
 UR Area Creation Date: 07/1993  
 UR Area Purpose: See Plan

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MASON CITY CITY/MASON CITY SCH/UNIFIED - COMMUNITY GROWTH INCREM	170078	170079	0
MASON CITY CITY/MASON CITY SCH/UNIFIED - WESTSIDE INCREM	170119	170121	40,641,096
MASON CITY CITY AG/MASON CITY SCH/UNIFIED - COMMUNITY GROWTH INCREM	170117	170126	0
MASON CITY CITY AG/MASON CITY SCH/UNIFIED - WESTSIDE INCREM	170120	170128	0
LAKE TWP/MASON CITY SCH/UNIFIED - S EISENHOWER INCREM	170109	170130	0
MASON CITY CITY AG/MASON CITY SCH/UNIFIED - S EISENHOWER INCREM	170106	170131	0
MASON TWP/MASON CITY SCH/UNIFIED - S EISENHOWER INCREM	170110	170132	0
MASON CITY CITY/MASON CITY SCH/UNIFIED - GATEWAY INCREM	170107	170134	0
MASON CITY CITY AG/MASON CITY SCH/UNIFIED - GATEWAY INCREM	170108	170135	0
MASON TWP/MASON CITY SCH/UNIFIED - GATEWAY INCREM	170111	170136	0
MASON CITY CITY/MASON CITY SCH/UNIFIED - GATEWAY INCREM	170151	170152	0
MASON CITY CITY/MASON CITY SCH/UNIFIED - S EISENHOWER INCREM	170153	170154	0
MASON CITY CITY AG/MASON CITY SCH/UNIFIED - S EISENHOWER INCREM	170155	170156	0
MASON CITY CITY/MASON CITY SCH/UNIFIED - COMMUNITY GROWTH INCREM	170159	170160	0
MASON CITY CITY AG/MASON CITY SCH/UNIFIED - COMMUNITY GROWTH INCREM	170161	170162	0
MASON CITY CITY/MASON CITY SCH/UNIFIED - GATEWAY INCREM	170199	170200	0
MASON CITY CITY AG/MASON CITY SCH/UNIFIED - GATEWAY INCREM	170201	170202	0
MASON TWP/MASON CITY SCH/UNIFIED - GATEWAY INCREM	170203	170204	25,010
MASON CITY CITY/MASON CITY SCH/UNIFIED - INDUSTRIAL URBAN RENEWAL INCREM	170205	170206	0
MASON CITY CITY AG/MASON CITY SCH/UNIFIED - INDUSTRIAL URBAN RENEWAL INCREM	170207	170208	0
MASON CITY CORP/MASON CITY SCHOOL/MC UNIFIED - AMD 1 INCREMENT	170227	170228	4,366,319
MASON CITY AG/MASON CITY SCHOOL/MC UNIFIED - AMD 1 INCREMENT	170229	170230	0
MASON CITY CORP/MASON CITY SCHOOL/MC UNIFIED - AMD 2 INC	170231	170232	0
MASON CITY CORP AG/MASON CITY SCHOOL/MC UNIFIED - AMD 2 INC	170233	170234	0
MASON CITY CORP/MASON CITY SCH/MC UNIFIED - AMD 7 INC	170251	170252	0

### Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	3,511,260	62,461,780	314,104,312	81,843,490	0	-172,236	475,111,289	0	475,111,289
Taxable	1,970,951	35,552,044	282,693,886	73,659,141	0	-172,236	403,725,851	0	403,725,851
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:** **336,247** **0** **Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue: 1,403,826  
 TIF Sp. Revenue Fund Interest: 12,836  
 Property Tax Replacement Claims 0  
 Asset Sales & Loan Repayments: 2,070  
**Total Revenue: 1,418,732**

Rebate Expenditures:	504,872
Non-Rebate Expenditures:	734,053
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>1,238,925</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:</b>	<b>516,054</b>	<b>0</b>	<b>Amount of 06-30-2020 Cash Balance Restricted for LMI</b>
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## Projects For MASON CITY UNIFIED URBAN RENEWAL

### Fed Ex TIF Rebate

Description:	Rebate TIF Increment
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

### REG Development Agreement

Description:	Rebate TIF Increment
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

### Urban Revitalization

Description:	Create Urban Revitalization district
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

### Metalcraft

Description:	Rebate TIF Increment
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

### Legacy

Description:	Rebate TIF Increment
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	No

### Cargill Kitchen Solutions

Description:	Rebate TIF Increment
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

### Hotel/Arena project

Description:	Development agreement
Classification:	Commercial - retail
Physically Complete:	No

Payments Complete:	No
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## NHANS project

Description:	Provide low cost housing
Classification:	Acquisition of property
Physically Complete:	No
Payments Complete:	No

## Dimensional Graphics

Description:	Rebate TIF Increment
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

## CORL Program

Description:	Commercial development
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

## Kinseth Hotels

Description:	Rebate TIF Increment
Classification:	Commercial - hotels and conference centers
Physically Complete:	Yes
Payments Complete:	No

## Fazio Holdings

Description:	Rebate TIF Increment
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

## MHEC Land Holdings

Description:	Commercial Development
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

## Kraft Foods

Description:	Development Agreement
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

## Downtown Streetscape

Description:	Streetscape development
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

## DORL Program

Description:	Commercial Development
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

# Debts/Obligations For MASON CITY UNIFIED URBAN RENEWAL

## Fed Ex TIF Rebate

Debt/Obligation Type:	Rebates
Principal:	49,924
Interest:	0
Total:	49,924
Annual Appropriation?:	Yes
Date Incurred:	10/01/2011
FY of Last Payment:	2021

## Cargill Kitchens Solutions

Debt/Obligation Type:	Rebates
Principal:	48,531
Interest:	0
Total:	48,531
Annual Appropriation?:	Yes
Date Incurred:	02/21/2012
FY of Last Payment:	2022

## Urban Revitalization

Debt/Obligation Type:	Other Debt
Principal:	15,637
Interest:	0
Total:	15,637
Annual Appropriation?:	No
Date Incurred:	07/26/2016
FY of Last Payment:	2020

## Metalcraft

Debt/Obligation Type:	Rebates
Principal:	71,529
Interest:	0
Total:	71,529
Annual Appropriation?:	Yes
Date Incurred:	07/01/2015
FY of Last Payment:	2022

## Legacy

Debt/Obligation Type:	Rebates
Principal:	33,224
Interest:	0
Total:	33,224
Annual Appropriation?:	Yes
Date Incurred:	10/01/2015
FY of Last Payment:	2022

## REG

Debt/Obligation Type:	Rebates
Principal:	147,535
Interest:	0
Total:	147,535
Annual Appropriation?:	Yes
Date Incurred:	10/01/2015
FY of Last Payment:	2022

## Dimensional Graphics

Debt/Obligation Type:	Rebates
Principal:	14,847
Interest:	0
Total:	14,847
Annual Appropriation?:	Yes
Date Incurred:	10/01/2015
FY of Last Payment:	2026

## Hotel/Arena

Debt/Obligation Type:	Other Debt
Principal:	693
Interest:	0
Total:	693
Annual Appropriation?:	No
Date Incurred:	11/28/2016
FY of Last Payment:	2020

## NHANS program

Debt/Obligation Type:	Other Debt
Principal:	9,823
Interest:	0
Total:	9,823
Annual Appropriation?:	No
Date Incurred:	08/25/2016
FY of Last Payment:	2020

## CORL Loan Project

Debt/Obligation Type:	Other Debt
Principal:	127,589
Interest:	0
Total:	127,589
Annual Appropriation?:	Yes
Date Incurred:	10/06/2016
FY of Last Payment:	2020

## Kinseth Hotels

Debt/Obligation Type:	Rebates
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Principal:	100,113
Interest:	0
Total:	100,113
Annual Appropriation?:	Yes
Date Incurred:	06/06/2019
FY of Last Payment:	2028

## Fazio Holdings

Debt/Obligation Type:	Rebates
Principal:	21,423
Interest:	0
Total:	21,423
Annual Appropriation?:	Yes
Date Incurred:	06/06/2019
FY of Last Payment:	2023

## MHEC Land

Debt/Obligation Type:	Rebates
Principal:	17,748
Interest:	0
Total:	17,748
Annual Appropriation?:	Yes
Date Incurred:	06/06/2019
FY of Last Payment:	2020

## Kraft Foods

Debt/Obligation Type:	Other Debt
Principal:	4,388
Interest:	0
Total:	4,388
Annual Appropriation?:	No
Date Incurred:	04/25/2019
FY of Last Payment:	2020

## Downtown Streetscape

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	501,808
Interest:	0
Total:	501,808
Annual Appropriation?:	Yes
Date Incurred:	06/01/2021
FY of Last Payment:	2021

## DORL Loan Project

Debt/Obligation Type:	Other Debt
Principal:	74,113
Interest:	0
Total:	74,113
Annual Appropriation?:	Yes

Date Incurred:	07/01/2019
FY of Last Payment:	2020

## Non-Rebates For MASON CITY UNIFIED URBAN RENEWAL

TIF Expenditure Amount:	501,808
Tied To Debt:	Downtown Streetscape
Tied To Project:	Downtown Streetscape

TIF Expenditure Amount:	15,638
Tied To Debt:	Urban Revitalization
Tied To Project:	Urban Revitalization

TIF Expenditure Amount:	693
Tied To Debt:	Hotel/Arena
Tied To Project:	Hotel/Arena project

TIF Expenditure Amount:	9,823
Tied To Debt:	NHANS program
Tied To Project:	NHANS project

TIF Expenditure Amount:	127,589
Tied To Debt:	CORL Loan Project
Tied To Project:	CORL Program

TIF Expenditure Amount:	4,389
Tied To Debt:	Kraft Foods
Tied To Project:	Kraft Foods

TIF Expenditure Amount:	74,113
Tied To Debt:	DORL Loan Project
Tied To Project:	DORL Program



## Rebates For MASON CITY UNIFIED URBAN RENEWAL

### Fed Ex TIF Rebate

TIF Expenditure Amount:	49,924
Rebate Paid To:	Fed Ex
Tied To Debt:	Fed Ex TIF Rebate
Tied To Project:	Fed Ex TIF Rebate
Projected Final FY of Rebate:	2021

### Cargill Kitchen Solutions

TIF Expenditure Amount:	48,530
Rebate Paid To:	Cargill Kitchen Solutions
Tied To Debt:	Cargill Kitchens Solutions
Tied To Project:	Cargill Kitchen Solutions
Projected Final FY of Rebate:	2022

### Metalcraft

TIF Expenditure Amount:	71,529
Rebate Paid To:	Metalcraft
Tied To Debt:	Metalcraft
Tied To Project:	Metalcraft
Projected Final FY of Rebate:	2022

### Legacy

TIF Expenditure Amount:	33,224
Rebate Paid To:	Legacy
Tied To Debt:	Legacy
Tied To Project:	Legacy
Projected Final FY of Rebate:	2022

### REG

TIF Expenditure Amount:	147,535
Rebate Paid To:	REG
Tied To Debt:	REG
Tied To Project:	REG Development Agreement
Projected Final FY of Rebate:	2022

### Dimensional Graphics

TIF Expenditure Amount:	14,846
Rebate Paid To:	Dimensional Graphics
Tied To Debt:	Dimensional Graphics
Tied To Project:	Dimensional Graphics
Projected Final FY of Rebate:	2026

## **Kinseth Hotels**

TIF Expenditure Amount:	100,113
Rebate Paid To:	Kinseth Hotels
Tied To Debt:	Kinseth Hotels
Tied To Project:	Kinseth Hotels
Projected Final FY of Rebate:	2028

## **Fazio Holdings**

TIF Expenditure Amount:	21,423
Rebate Paid To:	Fazio Holdings
Tied To Debt:	Fazio Holdings
Tied To Project:	Fazio Holdings
Projected Final FY of Rebate:	2023

## **MHEC Land Holdings**

TIF Expenditure Amount:	17,748
Rebate Paid To:	MHEC Land Holdings
Tied To Debt:	MHEC Land
Tied To Project:	MHEC Land Holdings
Projected Final FY of Rebate:	2020

### TIF Taxing District Data Collection

Local Government Name:	MASON CITY (17G145)
Urban Renewal Area:	MASON CITY UNIFIED URBAN RENEWAL (17010)
TIF Taxing District Name:	MASON CITY CITY/MASON CITY SCH/UNIFIED - COMMUNITY GROWTH INCREM
TIF Taxing District Inc. Number:	170079
TIF Taxing District Base Year:	1986
FY TIF Revenue First Received:	1987
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2021

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2001

### TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	444,540	43,279,710	18,030,020	0	0	61,754,270	0	61,754,270
Taxable	0	253,022	38,951,740	16,227,018	0	0	55,431,780	0	55,431,780
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	29,425,783	32,328,487	0	32,328,487	1,027,598

FY 2020 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name:	MASON CITY (17G145)
Urban Renewal Area:	MASON CITY UNIFIED URBAN RENEWAL (17010)
TIF Taxing District Name:	MASON CITY CITY/MASON CITY SCH/UNIFIED - WESTSIDE INCREM
TIF Taxing District Inc. Number:	170121
TIF Taxing District Base Year:	1993
FY TIF Revenue First Received:	1994
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2021

UR Designation	
Slum	No
Blighted	No
Economic Development	06/1993

### TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	54,066,111	12,715,920	0	0	69,337,520	0	69,337,520
Taxable	0	0	48,659,501	11,444,328	0	0	62,020,447	0	62,020,447
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	22,058,863	47,278,657	40,641,096	6,637,561	210,982

FY 2020 TIF Revenue Received: 1,266,932

### TIF Taxing District Data Collection

Local Government Name:	MASON CITY (17G145)
Urban Renewal Area:	MASON CITY UNIFIED URBAN RENEWAL (17010)
TIF Taxing District Name:	MASON CITY CITY AG/MASON CITY SCH/UNIFIED - COMMUNITY GROWTH INCREM
TIF Taxing District Inc. Number:	170126
TIF Taxing District Base Year:	1986
FY TIF Revenue First Received:	1987
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2021

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2001

#### TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	19,980	0	0	0	0	0	19,980	0	19,980
Taxable	11,215	0	0	0	0	0	11,215	0	11,215
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	60,000	0	0	0	0

FY 2020 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name:	MASON CITY (17G145)
Urban Renewal Area:	MASON CITY UNIFIED URBAN RENEWAL (17010)
TIF Taxing District Name:	MASON CITY CITY AG/MASON CITY SCH/UNIFIED - WESTSIDE INCREM
TIF Taxing District Inc. Number:	170128
TIF Taxing District Base Year:	1993
FY TIF Revenue First Received:	1994
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2021

UR Designation	
Slum	No
Blighted	No
Economic Development	06/1994

#### TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	252,440	0	0	0	0	0	252,440	0	252,440
Taxable	141,699	0	0	0	0	0	141,699	0	141,699
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	180,672	71,768	0	71,768	1,674

FY 2020 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: MASON CITY (17G145)  
 Urban Renewal Area: MASON CITY UNIFIED URBAN RENEWAL (17010)  
 TIF Taxing District Name: LAKE TWP/MASON CITY SCH/UNIFIED - S EISENHOWER INCREM  
 TIF Taxing District Inc. Number: 170130  
 TIF Taxing District Base Year: 1992  
 FY TIF Revenue First Received: 2010  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2021

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2001

### TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	561,040	447,660	0	0	0	0	1,008,700	0	1,008,700
Taxable	314,926	254,799	0	0	0	0	569,725	0	569,725
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	351,011	569,725	0	569,725	13,693

FY 2020 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: MASON CITY (17G145)  
 Urban Renewal Area: MASON CITY UNIFIED URBAN RENEWAL (17010)  
 TIF Taxing District Name: MASON CITY CITY AG/MASON CITY SCH/UNIFIED - S EISENHOWER INCREM  
 TIF Taxing District Inc. Number: 170131  
 TIF Taxing District Base Year: 1992  
 FY TIF Revenue First Received: 2010  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2021

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2001

### TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	344,890	0	0	0	0	0	344,890	0	344,890
Taxable	193,594	0	0	0	0	0	193,594	0	193,594
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	148,378	193,594	0	193,594	4,517

FY 2020 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: MASON CITY (17G145)  
 Urban Renewal Area: MASON CITY UNIFIED URBAN RENEWAL (17010)  
 TIF Taxing District Name: MASON TWP/MASON CITY SCH/UNIFIED - S EISENHOWER INCREM  
 TIF Taxing District Inc. Number: 170132  
 TIF Taxing District Base Year: 1992  
 FY TIF Revenue First Received: 2010  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2021

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2001

#### TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	573,530	495,770	0	0	0	0	1,069,300	0	1,069,300
Taxable	321,936	282,183	0	0	0	0	604,119	0	604,119
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	328,550	604,119	0	604,119	14,630

FY 2020 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: MASON CITY (17G145)  
 Urban Renewal Area: MASON CITY UNIFIED URBAN RENEWAL (17010)  
 TIF Taxing District Name: MASON CITY CITY/MASON CITY SCH/UNIFIED - GATEWAY INCREM  
 TIF Taxing District Inc. Number: 170134  
 TIF Taxing District Base Year: 1992  
 FY TIF Revenue First Received: 2007  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2021

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2001

#### TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	269,630	10,183,781	0	0	-1,852	10,701,918	0	10,701,918
Taxable	0	153,467	9,165,403	0	0	-1,852	9,504,788	0	9,504,788
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	4,745,030	5,958,740	0	5,958,740	189,405

FY 2020 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name:	MASON CITY (17G145)
Urban Renewal Area:	MASON CITY UNIFIED URBAN RENEWAL (17010)
TIF Taxing District Name:	MASON CITY CITY AG/MASON CITY SCH/UNIFIED - GATEWAY INCREM
TIF Taxing District Inc. Number:	170135
TIF Taxing District Base Year:	1992
FY TIF Revenue First Received:	2007
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2021

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2001

#### TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	240,580	0	0	0	0	0	240,580	0	240,580
Taxable	135,042	0	0	0	0	0	135,042	0	135,042
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	39,351	135,042	0	135,042	3,151

FY 2020 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name:	MASON CITY (17G145)
Urban Renewal Area:	MASON CITY UNIFIED URBAN RENEWAL (17010)
TIF Taxing District Name:	MASON TWP/MASON CITY SCH/UNIFIED - GATEWAY INCREM
TIF Taxing District Inc. Number:	170136
TIF Taxing District Base Year:	1992
FY TIF Revenue First Received:	2007
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2021

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2001

#### TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	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 2020	996,823	0	0	0	0

FY 2020 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name:	MASON CITY (17G145)
Urban Renewal Area:	MASON CITY UNIFIED URBAN RENEWAL (17010)
TIF Taxing District Name:	MASON CITY CITY/MASON CITY SCH/UNIFIED - GATEWAY INCREM
TIF Taxing District Inc. Number:	170152
TIF Taxing District Base Year:	2004
FY TIF Revenue First Received:	2007
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2021

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2001

### TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	4,349,830	13,905,395	103,000	0	-9,260	18,518,550	0	18,518,550
Taxable	0	2,475,835	12,514,856	92,700	0	-9,260	15,201,320	0	15,201,320
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	13,508,487	5,019,323	0	5,019,323	159,545

FY 2020 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name:	MASON CITY (17G145)
Urban Renewal Area:	MASON CITY UNIFIED URBAN RENEWAL (17010)
TIF Taxing District Name:	MASON CITY CITY/MASON CITY SCH/UNIFIED - S EISENHOWER INCREM
TIF Taxing District Inc. Number:	170154
TIF Taxing District Base Year:	2009
FY TIF Revenue First Received:	2010
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2021

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2001

### TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	167,820	0	0	0	0	167,820	0	167,820
Taxable	0	95,520	0	0	0	0	95,520	0	95,520
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	144,080	23,740	0	23,740	755

FY 2020 TIF Revenue Received: 0



### TIF Taxing District Data Collection

Local Government Name:	MASON CITY (17G145)
Urban Renewal Area:	MASON CITY UNIFIED URBAN RENEWAL (17010)
TIF Taxing District Name:	MASON CITY CITY AG/MASON CITY SCH/UNIFIED - S EISENHOWER INCREM
TIF Taxing District Inc. Number:	170156
TIF Taxing District Base Year:	2009
FY TIF Revenue First Received:	2010
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2021

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2001

#### TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	176,150	0	0	0	0	0	176,150	0	176,150
Taxable	98,878	0	0	0	0	0	98,878	0	98,878
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	124,645	51,505	0	51,505	1,202

FY 2020 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name:	MASON CITY (17G145)
Urban Renewal Area:	MASON CITY UNIFIED URBAN RENEWAL (17010)
TIF Taxing District Name:	MASON CITY CITY/MASON CITY SCH/UNIFIED - COMMUNITY GROWTH INCREM
TIF Taxing District Inc. Number:	170160
TIF Taxing District Base Year:	2000
FY TIF Revenue First Received:	2000
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2021

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2001

#### TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	26,056,270	58,570,022	7,886,900	0	-61,116	96,355,302	0	96,355,302
Taxable	0	14,830,738	52,713,022	7,098,210	0	-61,116	77,508,293	0	77,508,293
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	35,106,825	61,309,593	0	61,309,593	1,948,795

FY 2020 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name:	MASON CITY (17G145)
Urban Renewal Area:	MASON CITY UNIFIED URBAN RENEWAL (17010)
TIF Taxing District Name:	MASON CITY CITY AG/MASON CITY SCH/UNIFIED - COMMUNITY GROWTH INCREM
TIF Taxing District Inc. Number:	170162
TIF Taxing District Base Year:	2000
FY TIF Revenue First Received:	2001
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2021

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2001

### TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	593,240	0	0	0	0	0	593,240	0	593,240
Taxable	333,000	0	0	0	0	0	333,000	0	333,000
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	403,347	189,893	0	189,893	4,431

FY 2020 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name:	MASON CITY (17G145)
Urban Renewal Area:	MASON CITY UNIFIED URBAN RENEWAL (17010)
TIF Taxing District Name:	MASON CITY CITY/MASON CITY SCH/UNIFIED - GATEWAY INCREM
TIF Taxing District Inc. Number:	170200
TIF Taxing District Base Year:	2004
FY TIF Revenue First Received:	2007
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2021

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2001

### TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	3,247,890	25,993,280	0	0	29,241,170	0	29,241,170
Taxable	0	0	2,923,101	23,393,952	0	0	26,317,053	0	26,317,053
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	8,193,640	21,047,530	0	21,047,530	669,020

FY 2020 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name:	MASON CITY (17G145)
Urban Renewal Area:	MASON CITY UNIFIED URBAN RENEWAL (17010)
TIF Taxing District Name:	MASON CITY CITY AG/MASON CITY SCH/UNIFIED - GATEWAY INCREM
TIF Taxing District Inc. Number:	170202
TIF Taxing District Base Year:	2004
FY TIF Revenue First Received:	2007
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2021

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2012

### TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	454,600	0	0	0	0	0	454,600	0	454,600
Taxable	255,178	0	0	0	0	0	255,178	0	255,178
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	224,489	230,111	0	230,111	5,369

FY 2020 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name:	MASON CITY (17G145)
Urban Renewal Area:	MASON CITY UNIFIED URBAN RENEWAL (17010)
TIF Taxing District Name:	MASON TWP/MASON CITY SCH/UNIFIED - GATEWAY INCREM
TIF Taxing District Inc. Number:	170204
TIF Taxing District Base Year:	2004
FY TIF Revenue First Received:	2007
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2021

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2001

### TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	47,540	0	0	0	0	47,540	0	47,540
Taxable	0	27,059	0	0	0	0	27,059	0	27,059
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	511,560	0	25,010	-25,010	-606

FY 2020 TIF Revenue Received: 780

## TIF Taxing District Data Collection

Local Government Name:	MASON CITY (17G145)
Urban Renewal Area:	MASON CITY UNIFIED URBAN RENEWAL (17010)
TIF Taxing District Name:	MASON CITY CITY/MASON CITY SCH/UNIFIED - INDUSTRIAL URBAN RENEWAL INCREM
TIF Taxing District Inc. Number:	170206
TIF Taxing District Base Year:	2011
FY TIF Revenue First Received:	2002
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2021

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2021

### TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	58,430	6,852,950	15,557,640	0	0	22,469,020	0	22,469,020
Taxable	0	33,257	6,167,655	14,001,876	0	0	20,202,788	0	20,202,788
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	18,719,430	3,749,590	0	3,749,590	119,185

FY 2020 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name:	MASON CITY (17G145)
Urban Renewal Area:	MASON CITY UNIFIED URBAN RENEWAL (17010)
TIF Taxing District Name:	MASON CITY CITY AG/MASON CITY SCH/UNIFIED - INDUSTRIAL URBAN RENEWAL INCREM
TIF Taxing District Inc. Number:	170208
TIF Taxing District Base Year:	2011
FY TIF Revenue First Received:	2002
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2021

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2021

### TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	261,430	0	0	0	0	0	261,430	0	261,430
Taxable	146,747	0	0	0	0	0	146,747	0	146,747
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	308,709	0	0	0	0

FY 2020 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name:	MASON CITY (17G145)
Urban Renewal Area:	MASON CITY UNIFIED URBAN RENEWAL (17010)
TIF Taxing District Name:	MASON CITY CORP/MASON CITY SCHOOL/MC UNIFIED - AMD 1 INCREMENT
TIF Taxing District Inc. Number:	170228
TIF Taxing District Base Year:	2011
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 - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	28,371,000	122,386,663	1,556,730	0	-88,896	158,709,521	0	158,709,521
Taxable	0	16,148,231	110,147,997	1,401,057	0	-88,896	132,471,438	0	132,471,438
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	116,748,422	42,049,995	4,366,319	37,683,676	1,197,818

FY 2020 TIF Revenue Received: 136,114

### TIF Taxing District Data Collection

Local Government Name:	MASON CITY (17G145)
Urban Renewal Area:	MASON CITY UNIFIED URBAN RENEWAL (17010)
TIF Taxing District Name:	MASON CITY AG/MASON CITY SCHOOL/MC UNIFIED - AMD 1 INCREMENT
TIF Taxing District Inc. Number:	170230
TIF Taxing District Base Year:	2011
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 - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	33,380	0	0	0	0	0	33,380	0	33,380
Taxable	18,736	0	0	0	0	0	18,736	0	18,736
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	110,858	0	0	0	0

FY 2020 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: MASON CITY (17G145)  
 Urban Renewal Area: MASON CITY UNIFIED URBAN RENEWAL (17010)  
 TIF Taxing District Name: MASON CITY CORP/MASON CITY SCHOOL/MC UNIFIED - AMD 2 INC  
 TIF Taxing District Inc. Number: 170232

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 - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,753,290	1,611,790	0	0	-11,112	3,353,968	0	3,353,968
Taxable	0	997,933	1,450,611	0	0	-11,112	2,437,432	0	2,437,432
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	3,202,110	162,970	0	162,970	5,180

FY 2020 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: MASON CITY (17G145)  
 Urban Renewal Area: MASON CITY UNIFIED URBAN RENEWAL (17010)  
 TIF Taxing District Name: MASON CITY CORP AG/MASON CITY SCHOOL/MC UNIFIED - AMD 2 INC  
 TIF Taxing District Inc. Number: 170234

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 - 1/1/2018 for FY 2020

	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 2020	0	0	0	0	0

FY 2020 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name: MASON CITY (17G145)  
 Urban Renewal Area: MASON CITY UNIFIED URBAN RENEWAL (17010)  
 TIF Taxing District Name: MASON CITY CORP/MASON CITY SCH/MC UNIFIED - AMD 7 INC  
 TIF Taxing District Inc. Number: 170252

TIF Taxing District Base Year: 2017

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 - 1/1/2018 for FY 2020

	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 2020	5,620	0	0	0	0

FY 2020 TIF Revenue Received: 0

# ▲ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

## Urban Renewal Area Data Collection

Local Government Name: MASON CITY (17G145)  
 Urban Renewal Area: MASON CITY DOWNTOWN REINVESTMENT URA  
 UR Area Number: 17026  
 UR Area Creation Date: 10/2015  
 UR Area Purpose: See Plan

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
MASON CITY CORP/MASON CITY SCHOOLS/MC DOWNTOWN REINVESTMENT INCR	170238	170239	7,340,525

## Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	512,530	50,253,042	970,670	0	-3,704	55,676,576	0	55,676,576
Taxable	0	291,722	45,227,748	873,603	0	-3,704	49,347,403	0	49,347,403
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance  
as of 07-01-2019:**

**149,652**

**0**

**Amount of 07-01-2019 Cash Balance  
Restricted for LMI**

TIF Revenue: 244,808  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 119,439  
**Total Revenue: 364,247**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 365,887  
 Returned to County Treasurer: 0  
**Total Expenditures: 365,887**

**TIF Sp. Rev. Fund Cash Balance  
as of 06-30-2020:**

**148,012**

**0**

**Amount of 06-30-2020 Cash Balance  
Restricted for LMI**



## Projects For MASON CITY DOWNTOWN REINVESTMENT URA

### Reinvestment District

Description:	Reinvestment in downtown Hotel/Arena
Classification:	Commercial - hotels and conference centers
Physically Complete:	No
Payments Complete:	No

### Reinvestment District

Description:	Talon Housing Units
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	No
Payments Complete:	No

### Reinvestment District

Description:	Update Urban Renewal Plan
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

### Reinvestment District

Description:	Downtown Revitalization Loan
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

### Reinvestment District

Description:	RCR Arena/Pavillion
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	No

# Debts/Obligations For MASON CITY DOWNTOWN REINVESTMENT URA

## Hotel development agreement

Debt/Obligation Type:	Other Debt
Principal:	37,885
Interest:	0
Total:	37,885
Annual Appropriation?:	No
Date Incurred:	08/31/2016
FY of Last Payment:	2020

## Talon Housing Units

Debt/Obligation Type:	Other Debt
Principal:	2,890
Interest:	0
Total:	2,890
Annual Appropriation?:	No
Date Incurred:	03/27/2019
FY of Last Payment:	2020

## Urban Renewal Plan

Debt/Obligation Type:	Other Debt
Principal:	991
Interest:	0
Total:	991
Annual Appropriation?:	No
Date Incurred:	03/27/2019
FY of Last Payment:	2020

## RCR Arena Project

Debt/Obligation Type:	Other Debt
Principal:	234,000
Interest:	0
Total:	234,000
Annual Appropriation?:	Yes
Date Incurred:	06/01/2020
FY of Last Payment:	2039

## CORL Program

Debt/Obligation Type:	Other Debt
Principal:	90,121
Interest:	0
Total:	90,121
Annual Appropriation?:	No
Date Incurred:	07/01/2019
FY of Last Payment:	2020

## Non-Rebates For MASON CITY DOWNTOWN REINVESTMENT URA

TIF Expenditure Amount:	37,885
Tied To Debt:	Hotel development agreement
Tied To Project:	Reinvestment District

TIF Expenditure Amount:	2,890
Tied To Debt:	Talon Housing Units
Tied To Project:	Reinvestment District

TIF Expenditure Amount:	991
Tied To Debt:	Urban Renewal Plan
Tied To Project:	Reinvestment District

TIF Expenditure Amount:	90,121
Tied To Debt:	CORL Program
Tied To Project:	Reinvestment District

TIF Expenditure Amount:	234,000
Tied To Debt:	RCR Arena Project
Tied To Project:	Reinvestment District

# ▲ Annual Urban Renewal Report, Fiscal Year 2019 - 2020

## TIF Taxing District Data Collection

Local Government Name: MASON CITY (17G145)  
 Urban Renewal Area: MASON CITY DOWNTOWN REINVESTMENT URA (17026)  
 TIF Taxing District Name: MASON CITY CORP/MASON CITY SCHOOLS/MC DOWNTOWN  
 REINVESTMENT INCR  
 TIF Taxing District Inc. Number: 170239  
 TIF Taxing District Base Year: 2015  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

## TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	512,530	50,253,042	970,670	0	-3,704	55,676,576	0	55,676,576
Taxable	0	291,722	45,227,748	873,603	0	-3,704	49,347,403	0	49,347,403
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	45,196,614	10,483,666	7,340,525	3,143,141	99,908

FY 2020 TIF Revenue Received: 244,808

## Urban Renewal Area Data Collection

Local Government Name: MASON CITY (17G145)  
 Urban Renewal Area: MASON CITY SOUTHSIDE GATEWAY URA  
 UR Area Number: 17027  
 UR Area Creation Date: 04/2016  
 UR Area Purpose: See plan

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MASON CITY/MASON CITY SCHOOLS/MC SOUTHSIDE GATEWAY INCR	170240	170241	557,510
MASON CITY AG/MASON CITY SCHOOLS/MC SOUTHSIDE GATEWAY INCR	170242	170243	0

## Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,827,970	443,220	1,809,352	2,800	0	0	4,148,060	0	4,148,060
Taxable	1,026,085	252,272	1,628,417	2,520	0	0	2,957,833	0	2,957,833
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:** -22,357 0 **Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue: 17,721  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue:** 17,721

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 125,603  
 Returned to County Treasurer: 0  
**Total Expenditures:** 125,603

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:** -130,239 0 **Amount of 06-30-2020 Cash Balance Restricted for LMI**

## Projects For MASON CITY SOUTHSIDE GATEWAY URA

### Golden Grain DA

Description:	Development Agreement
Classification:	Agribusiness
Physically Complete:	No
Payments Complete:	No

### South Monroe Paving

Description:	New street for development
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For MASON CITY SOUTHSIDE GATEWAY URA

### Golden Grain

Debt/Obligation Type:	Rebates
Principal:	1,699
Interest:	0
Total:	1,699
Annual Appropriation?:	No
Date Incurred:	07/01/2019
FY of Last Payment:	2020

### South Monroe Street extension

Debt/Obligation Type:	Rebates
Principal:	123,904
Interest:	0
Total:	123,904
Annual Appropriation?:	No
Date Incurred:	07/01/2019
FY of Last Payment:	2020

## Non-Rebates For MASON CITY SOUTHSIDE GATEWAY URA

TIF Expenditure Amount:	1,699
Tied To Debt:	Golden Grain
Tied To Project:	Golden Grain DA
TIF Expenditure Amount:	123,904
Tied To Debt:	South Monroe Street extension
Tied To Project:	South Monroe Paving



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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2020

### TIF Taxing District Data Collection

Local Government Name: MASON CITY (17G145)  
 Urban Renewal Area: MASON CITY SOUTHSIDE GATEWAY URA (17027)  
 TIF Taxing District Name: MASON CITY/MASON CITY SCHOOLS/MC SOUTHSIDE GATEWAY INCR  
 TIF Taxing District Inc. Number: 170241

TIF Taxing District Base Year: 2015  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

#### TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	443,220	1,809,352	2,800	0	0	2,320,090	0	2,320,090
Taxable	0	252,272	1,628,417	2,520	0	0	1,931,748	0	1,931,748
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	1,581,560	738,530	557,510	181,020	5,754

FY 2020 TIF Revenue Received: 17,721

### TIF Taxing District Data Collection

Local Government Name: MASON CITY (17G145)  
 Urban Renewal Area: MASON CITY SOUTHSIDE GATEWAY URA (17027)  
 TIF Taxing District Name: MASON CITY AG/MASON CITY SCHOOLS/MC SOUTHSIDE GATEWAY INCR  
 TIF Taxing District Inc. Number: 170243

TIF Taxing District Base Year: 2015  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

#### TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,827,970	0	0	0	0	0	1,827,970	0	1,827,970
Taxable	1,026,085	0	0	0	0	0	1,026,085	0	1,026,085
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	2,008,990	0	0	0	0

FY 2020 TIF Revenue Received: 0