

Annual Urban Renewal Report, Fiscal Year 2019 - 2020

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: 472,750

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:	213,178	0	Amount of 07-01-2019 Cash Balance Restricted for LMI
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TIF Revenue:	265,247
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	158
Asset Sales & Loan Repayments:	0
Total Revenue:	265,405

Rebate Expenditures:	4,566
Non-Rebate Expenditures:	198,727
Returned to County Treasurer:	0
Total Expenditures:	203,293

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:	275,290	0	Amount of 06-30-2020 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance:** -5,833

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

UR Area Purpose: 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.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MCGREGOR CITY/MFL-MARMAC SCH/RIDGEWOOD WEST TIF INCREM	220109	220098	5,033,876
MCGREGOR CITY/MFL-MARMAC SCH/DOWNTOWN TIF INCREM	220124	220125	1,997,019
MCGREGOR CITY/MFL-MARMAC SCH/TURNER PARK TIF INCREM	220150	220151	711,896
MCGREGOR CITY/MFL-MARMAC SCH/OLD MAN RIVER TIF INCREM	220174	220175	446,898
MCGREGOR CITY/MFL-MARMAC SCH/HEALTH CARE OF IA AL REBATE TIF INCREM	220178	220179	0
MCGREGOR CITY/MFL-MARMAC SCH/GEHRMANN REBATE TIF INCREM	220180	220181	216,000

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	9,998,745	4,952,969	0	0	-16,668	16,684,357	0	16,684,357
Taxable	0	5,691,085	4,457,675	0	0	-16,668	11,444,075	0	11,444,075
Homestead Credits									36

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019: **213,178** **0** **Amount of 07-01-2019 Cash Balance Restricted for LMI**

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 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims 158
 Asset Sales & Loan Repayments: 0
Total Revenue: 265,405

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TIF Sp. Rev. Fund Cash Balance as of 06-30-2020: **275,290** **0** **Amount of 06-30-2020 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:	Yes
Payments Complete:	No

Old Man River Rebate Agreement

Description:	Old Man River Brewery
Classification:	Commercial - retail
Physically Complete:	Yes
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

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

2017-2020 Turner Park Improvements

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

2017-2022 Triangle Park Infrastructure Improvement

Description:	Street, utilities, sidewalks, landscaping
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
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
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	No
Payments Complete:	No

2018-2022 McGregor Trail System Improvements

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

2018-2020 sullivan opera house redevelopment

Description:	Redevelopment of the Sullivan Opera House property
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
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

Blighted Property restoration

Description:	Sullivan Opera House Rehab
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
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:	171,584
Interest:	7,485
Total:	179,069
Annual Appropriation?:	No
Date Incurred:	05/06/2013
FY of Last Payment:	2023

Old Man River Rebate Agreement

Debt/Obligation Type:	Rebates
Principal:	141,092
Interest:	0
Total:	141,092
Annual Appropriation?:	Yes
Date Incurred:	10/15/2007
FY of Last Payment:	2024

NEIRHTF 2019

Debt/Obligation Type:	Internal Loans
Principal:	5,000
Interest:	0
Total:	5,000
Annual Appropriation?:	No
Date Incurred:	11/21/2018
FY of Last Payment:	2020

2018 Admin/profession Fees

Debt/Obligation Type:	Internal Loans
Principal:	10,000
Interest:	0
Total:	10,000
Annual Appropriation?:	No
Date Incurred:	11/21/2018
FY of Last Payment:	2020

Ohmer Ridge Acquis & Infrastr

Debt/Obligation Type:	Internal Loans
Principal:	27,098
Interest:	0
Total:	27,098
Annual Appropriation?:	No
Date Incurred:	11/21/2018
FY of Last Payment:	2020

Sullivan OPerA House Rehab

Debt/Obligation Type:	Internal Loans
Principal:	4,584
Interest:	0
Total:	4,584
Annual Appropriation?:	No
Date Incurred:	11/21/2018
FY of Last Payment:	2020

Signage Improvement

Debt/Obligation Type:	Internal Loans
Principal:	3,912
Interest:	0
Total:	3,912
Annual Appropriation?:	No
Date Incurred:	11/21/2018
FY of Last Payment:	2020

Trail System Improvement

Debt/Obligation Type:	Internal Loans
Principal:	1,995
Interest:	0
Total:	1,995
Annual Appropriation?:	No
Date Incurred:	11/21/2018
FY of Last Payment:	2020

Small Business Improvement

Debt/Obligation Type:	Internal Loans
Principal:	100,000
Interest:	0
Total:	100,000
Annual Appropriation?:	No
Date Incurred:	11/21/2018
FY of Last Payment:	2020

Non-Rebates For MCGREGOR COMBINED URBAN RENEWAL

TIF Expenditure Amount:	46,138
Tied To Debt:	GO 13A - 5/1/13
Tied To Project:	Ohmer Ridge Sub-Division
TIF Expenditure Amount:	27,098
Tied To Debt:	Ohmer Ridge Acquis & Infrastr
Tied To Project:	Ohmer Ridge Sub-Division
TIF Expenditure Amount:	10,000
Tied To Debt:	2018 Admin/profession Fees
Tied To Project:	2018-2022 UR Administration
TIF Expenditure Amount:	5,000
Tied To Debt:	NEIRHTF 2019
Tied To Project:	2018-2022 NEIRHTF support
TIF Expenditure Amount:	4,584
Tied To Debt:	Sullivan OPerA House Rehab
Tied To Project:	Blighted Property restoration
TIF Expenditure Amount:	3,912
Tied To Debt:	Signage Improvement
Tied To Project:	Signage Improvement Project
TIF Expenditure Amount:	1,995
Tied To Debt:	Trail System Improvement
Tied To Project:	2018-2022 McGregor Trail System Improvements
TIF Expenditure Amount:	100,000
Tied To Debt:	Small Business Improvement
Tied To Project:	2017-2021 small business improvement and redevelopment

Rebates For MCGREGOR COMBINED URBAN RENEWAL

Old Man River

TIF Expenditure Amount:	4,566
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

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: 220098

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 - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	8,870,119	0	0	0	-14,816	8,855,303	0	8,855,303
Taxable	0	5,048,692	0	0	0	-14,816	5,033,876	0	5,033,876
Homestead Credits									31

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	74,259	5,033,876	5,033,876	0	0

FY 2020 TIF Revenue Received: 163,934

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: 220125

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 - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	624,771	4,444,913	0	0	0	5,302,085	0	5,302,085
Taxable	0	355,608	4,000,424	0	0	0	4,530,333	0	4,530,333
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	3,305,068	1,997,017	1,997,019	-2	0

FY 2020 TIF Revenue Received: 62,985

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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: 220151
 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 - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	297,934	0	0	0	-1,852	1,685,777	0	1,685,777
Taxable	0	169,579	0	0	0	-1,852	1,209,998	0	1,209,998
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	975,733	711,896	711,896	0	0

FY 2020 TIF Revenue Received: 23,403

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: 220175
 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 - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	398,285	0	0	0	525,500	0	525,500
Taxable	0	0	358,457	0	0	0	453,868	0	453,868
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	78,603	446,897	446,898	-1	0

FY 2020 TIF Revenue Received: 8,694

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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:	220179
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 - 1/1/2018 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:	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:	220181
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 - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	205,921	109,771	0	0	0	315,692	0	315,692
Taxable	0	117,206	98,794	0	0	0	216,000	0	216,000
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	21,457	216,000	216,000	0	0

FY 2020 TIF Revenue Received: 6,231