

Annual Urban Renewal Report, Fiscal Year 2019 - 2020

Levy Authority Summary

Local Government Name: FORT MADISON
Local Government Number: 56G530

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
FORT MADISON CYRUS CLIMAX URBAN RENEWAL	56008	1
FT MADISON BURLINGTON-HILL URBAN RENEWAL	56023	1
FT MADISON RIVER BEND #12 URBAN RENEWAL	56026	2
FORT MADISON UR #13	56027	2
FM BLUFF APTS #14 AG UR INCREMENT	56134	2
INNSBROOK UR #1	56145	1
BUSINESS US HWY 61 CORRIDOR UR	56149	1

TIF Debt Outstanding: 2,658,220

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:	704,183	0	Amount of 07-01-2019 Cash Balance Restricted for LMI
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TIF Revenue:	249,997
TIF Sp. Revenue Fund Interest:	16,104
Property Tax Replacement Claims	8,252
Asset Sales & Loan Repayments:	2,624
Total Revenue:	276,977

Rebate Expenditures:	277,282
Non-Rebate Expenditures:	142,357
Returned to County Treasurer:	0
Total Expenditures:	419,639

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:	561,521	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:** 1,677,060

Urban Renewal Area Data Collection

Local Government Name: FORT MADISON (56G530)
 Urban Renewal Area: FORT MADISON CYRUS CLIMAX URBAN RENEWAL
 UR Area Number: 56008

UR Area Creation Date: 06/1994

UR Area Purpose: ECONOMIC DEVELOPMENT -
 FIRST TIF DISTRICT
 SATISFIED IN 2009. THE
 SIEMEN'S TIF WAS ADDED
 AND IS ONGOING.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
FT MADISON CITY/CENTRAL SCH/CYPRUS CLIMAX UR TIF INCREMENT	560096	560097	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	0	0	0	13,547,020	0	0	13,547,020	0	13,547,020
Taxable	0	0	0	12,192,318	0	0	12,192,318	0	12,192,318
Homestead Credits									0

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

339,370

0

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

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 7,305
 Property Tax Replacement Claims 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 7,305

Rebate Expenditures: 99,369
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 99,369

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

247,306

0

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

Projects For FORT MADISON CYRUS CLIMAX URBAN RENEWAL

SIEMEN'S #2 EXPANSION

Description:	EXPANSION #2 SIEMENS
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For FORT MADISON CYRUS CLIMAX URBAN RENEWAL

SIEMENS #2

Debt/Obligation Type:	Rebates
Principal:	332,656
Interest:	0
Total:	332,656
Annual Appropriation?:	No
Date Incurred:	08/05/2008
FY of Last Payment:	2021

Non-Rebates For FORT MADISON CYRUS CLIMAX URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	SIEMENS #2
Tied To Project:	SIEMEN'S #2 EXPANSION

Rebates For FORT MADISON CYRUS CLIMAX URBAN RENEWAL

SIEMENS #2

TIF Expenditure Amount:	99,369
Rebate Paid To:	SIEM0ENS
Tied To Debt:	SIEMENS #2
Tied To Project:	SIEMEN'S #2 EXPANSION
Projected Final FY of Rebate:	2020

Jobs For FORT MADISON CYRUS CLIMAX URBAN RENEWAL

Company Name:	SIEMENS
Date Agreement Began:	08/05/2008
Date Agreement Ends:	08/05/2018
Number of Jobs Created or Retained:	287
Total Annual Wages of Required Jobs:	10,231,894
Total Estimated Private Capital Investment:	14,000,000
Total Estimated Cost of Public Infrastructure:	2,300,000

TIF Taxing District Data Collection

Local Government Name: FORT MADISON (56G530)
 Urban Renewal Area: FORT MADISON CYRUS CLIMAX URBAN RENEWAL (56008)
 TIF Taxing District Name: FT MADISON CITY/CENTRAL SCH/CYPRUS CLIMAX UR TIF INCREMENT
 TIF Taxing District Inc. Number: 560097
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 2009
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2026

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	0	0	0	13,547,020	0	0	13,547,020	0	13,547,020
Taxable	0	0	0	12,192,318	0	0	12,192,318	0	12,192,318
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	4,485,173	9,061,847	0	9,061,847	298,102

FY 2020 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: FORT MADISON (56G530)
 Urban Renewal Area: FT MADISON BURLINGTON-HILL URBAN RENEWAL
 UR Area Number: 56023
 UR Area Creation Date: 10/2005
 UR Area Purpose: Economic Development

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
FT MADISON CITY/FT MADISON SCH/BURLINGTON-HILL UR TIF INCREMENT	560115	560116	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	0	0	64,850	2,837,110	0	0	2,901,960	0	2,901,960
Taxable	0	0	58,365	2,553,399	0	0	2,611,764	0	2,611,764
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019: **497** **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: **497** **0** **Amount of 06-30-2020 Cash Balance Restricted for LMI**

Projects For FT MADISON BURLINGTON-HILL URBAN RENEWAL

INDUSTRIAL TOOLING

Description:	STREET IMPROVEMENTS
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

INDEPENDENT CAN

Description:	NEW FACILITY
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

INDEPENDENT CAN

Description:	UTILITIES & ADMIN EXPENSES
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For FT MADISON BURLINGTON-HILL URBAN RENEWAL

INDUSTRIAL TOOLING

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	09/29/2005
FY of Last Payment:	2018

INDEPENDENT CAN

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	07/24/2008
FY of Last Payment:	2018

INDEPENDENT CAN

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	07/24/2008
FY of Last Payment:	2018

Non-Rebates For FT MADISON BURLINGTON-HILL URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	INDUSTRIAL TOOLING
Tied To Project:	INDUSTRIAL TOOLING

TIF Expenditure Amount:	0
Tied To Debt:	INDUSTRIAL TOOLING
Tied To Project:	INDUSTRIAL TOOLING

TIF Expenditure Amount:	0
Tied To Debt:	INDUSTRIAL TOOLING
Tied To Project:	INDUSTRIAL TOOLING

Rebates For FT MADISON BURLINGTON-HILL URBAN RENEWAL

INDEPENDENT CAN

TIF Expenditure Amount:	0
Rebate Paid To:	INDEPENDENT CAN
Tied To Debt:	INDEPENDENT CAN
Tied To Project:	INDEPENDENT CAN
Projected Final FY of Rebate:	2018

Jobs For FT MADISON BURLINGTON-HILL URBAN RENEWAL

Project:	INDEPENDENT CAN
Company Name:	INDEPENDENT CAN
Date Agreement Began:	07/24/2008
Date Agreement Ends:	07/24/2018
Number of Jobs Created or Retained:	20
Total Annual Wages of Required Jobs:	616,512
Total Estimated Private Capital Investment:	3,200,000
Total Estimated Cost of Public Infrastructure:	20,000

TIF Taxing District Data Collection

Local Government Name:	FORT MADISON (56G530)
Urban Renewal Area:	FT MADISON BURLINGTON-HILL URBAN RENEWAL (56023)
TIF Taxing District Name:	FT MADISON CITY/FT MADISON SCH/BURLINGTON-HILL UR TIF INCREMENT
TIF Taxing District Inc. Number:	560116
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:	2027

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2005

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	64,850	2,837,110	0	0	2,901,960	0	2,901,960
Taxable	0	0	58,365	2,553,399	0	0	2,611,764	0	2,611,764
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	53,290	2,611,764	0	2,611,764	90,991

FY 2020 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: FORT MADISON (56G530)
 Urban Renewal Area: FT MADISON RIVER BEND #12 URBAN RENEWAL
 UR Area Number: 56026
 UR Area Creation Date: 06/2007
 UR Area Purpose: Economic Development

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
FT MADISONCITY/FT MADISON SCH/RIVER BEND# 12 UR TIF INCREMENT	560127	560128	0
FT MADISON CITY AG/FT MADISON SCH/RIVER BEND #12 UR INCREMENT	560129	560130	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	23,540	5,117,120	0	0	0	-37,040	5,103,620	0	5,103,620
Taxable	13,214	2,912,572	0	0	0	-37,040	2,888,746	0	2,888,746
Homestead Credits									38

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:	0	0	Amount of 07-01-2019 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 06-30-2020:	0	0	Amount of 06-30-2020 Cash Balance Restricted for LMI
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Projects For FT MADISON RIVER BEND #12 URBAN RENEWAL

CONDO PROJECT

Description:	PUBLIC STREET & LIGHTING
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For FT MADISON RIVER BEND #12 URBAN RENEWAL

CONDOS

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	05/04/2008
FY of Last Payment:	2018

Non-Rebates For FT MADISON RIVER BEND #12 URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	CONDOS
Tied To Project:	CONDO PROJECT

TIF Expenditure Amount:	0
Tied To Debt:	CONDOS
Tied To Project:	CONDO PROJECT

TIF Expenditure Amount:	0
Tied To Debt:	CONDOS
Tied To Project:	CONDO PROJECT

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TIF Taxing District Data Collection

Local Government Name:	FORT MADISON (56G530)
Urban Renewal Area:	FT MADISON RIVER BEND #12 URBAN RENEWAL (56026)
TIF Taxing District Name:	FT MADISONCITY/FT MADISON SCH/RIVER BEND#`12 UR TIF INCREMENT
TIF Taxing District Inc. Number:	560128
TIF Taxing District Base Year:	2006
FY TIF Revenue First Received:	2011
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2018

UR Designation	
Slum	No
Blighted	No
Economic Development	07/2007

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	5,117,120	0	0	0	-37,040	5,080,080	0	5,080,080
Taxable	0	2,912,572	0	0	0	-37,040	2,875,532	0	2,875,532
Homestead Credits									38

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	15,100	2,875,532	0	2,875,532	100,181

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	FORT MADISON (56G530)
Urban Renewal Area:	FT MADISON RIVER BEND #12 URBAN RENEWAL (56026)
TIF Taxing District Name:	FT MADISON CITY AG/FT MADISON SCH/RIVER BEND #12 UR INCREMENT
TIF Taxing District Inc. Number:	560130
TIF Taxing District Base Year:	2006
FY TIF Revenue First Received:	2011
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2017

UR Designation	
Slum	No
Blighted	No
Economic Development	07/2007

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	23,540	0	0	0	0	0	23,540	0	23,540
Taxable	13,214	0	0	0	0	0	13,214	0	13,214
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	16,750	6,790	0	6,790	164

FY 2020 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: FORT MADISON (56G530)
 Urban Renewal Area: FORT MADISON UR #13
 UR Area Number: 56027
 UR Area Creation Date: 12/2007
 UR Area Purpose: ECONOMIC DEVELOPMENT

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
FT MADISON CITY/FT MADISON SCH/FORT MADISON UR #13 INCREMENT	560131	560132	3,264,391
FT MADISON CITY AG/FT MADISON SCHOOL/FT MADISON UR #13 AG INCREMENT	560139	560140	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	416,840	31,008,210	25,679,694	11,508,270	0	-148,160	75,196,280	0	75,196,280
Taxable	233,980	17,649,263	23,111,724	10,357,443	0	-148,160	56,252,825	0	56,252,825
Homestead Credits									303

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:	279,796	0	Amount of 07-01-2019 Cash Balance Restricted for LMI
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TIF Revenue:	114,439
TIF Sp. Revenue Fund Interest:	6,252
Property Tax Replacement Claims	3,615
Asset Sales & Loan Repayments:	0
Total Revenue:	124,306

Rebate Expenditures:	83,130
Non-Rebate Expenditures:	19,980
Returned to County Treasurer:	0
Total Expenditures:	103,110

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:	300,992	0	Amount of 06-30-2020 Cash Balance Restricted for LMI
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Projects For FORT MADISON UR #13

ASSISTED LIVING

Description:	STREET IMPROVEMENTS & LIGHTING
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

BOULDERS INN

Description:	NEW CONSTRUCTED MOTEL
Classification:	Commercial - hotels and conference centers
Physically Complete:	Yes
Payments Complete:	No

BOULDERS INN

Description:	EXPANSION NEW CONSTRUCTION
Classification:	Commercial - hotels and conference centers
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For FORT MADISON UR #13

ASSISTED LIVING

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	05/06/2008
FY of Last Payment:	2018

BOULDERS INN

Debt/Obligation Type:	Internal Loans
Principal:	169,460
Interest:	0
Total:	169,460
Annual Appropriation?:	Yes
Date Incurred:	09/09/2014
FY of Last Payment:	2027

BOULDERS INN

Debt/Obligation Type:	Internal Loans
Principal:	250,000
Interest:	0
Total:	250,000
Annual Appropriation?:	No
Date Incurred:	07/10/2017
FY of Last Payment:	2030

BOULDER'S INN

Debt/Obligation Type:	Rebates
Principal:	73,654
Interest:	0
Total:	73,654
Annual Appropriation?:	Yes
Date Incurred:	09/09/2014
FY of Last Payment:	2021

BOULDERS INN

Debt/Obligation Type:	Rebates
Principal:	250,000
Interest:	0
Total:	250,000
Annual Appropriation?:	No
Date Incurred:	07/10/2017
FY of Last Payment:	2025

Non-Rebates For FORT MADISON UR #13

TIF Expenditure Amount:	10,180
Tied To Debt:	BOULDERS INN
Tied To Project:	ASSISTED LIVING

TIF Expenditure Amount:	0
Tied To Debt:	ASSISTED LIVING
Tied To Project:	ASSISTED LIVING

TIF Expenditure Amount:	0
Tied To Debt:	ASSISTED LIVING
Tied To Project:	ASSISTED LIVING

TIF Expenditure Amount:	9,800
Tied To Debt:	BOULDERS INN
Tied To Project:	ASSISTED LIVING

Rebates For FORT MADISON UR #13

BOULDER'S INN

TIF Expenditure Amount:	83,130
Rebate Paid To:	BOULDER'S INN
Tied To Debt:	BOULDERS INN
Tied To Project:	BOULDERS INN
Projected Final FY of Rebate:	2021

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TIF Taxing District Data Collection

Local Government Name:	FORT MADISON (56G530)
Urban Renewal Area:	FORT MADISON UR #13 (56027)
TIF Taxing District Name:	FT MADISON CITY/FT MADISON SCH/FORT MADISON UR #13 INCREMENT
TIF Taxing District Inc. Number:	560132
TIF Taxing District Base Year:	2007
FY TIF Revenue First Received:	2011
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2029

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	31,008,210	25,679,694	11,508,270	0	-148,160	74,779,440	0	74,779,440
Taxable	0	17,649,263	23,111,724	10,357,443	0	-148,160	56,018,845	0	56,018,845
Homestead Credits									303

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	57,198,807	17,728,793	3,264,391	14,464,402	503,926

FY 2020 TIF Revenue Received: 114,439

TIF Taxing District Data Collection

Local Government Name:	FORT MADISON (56G530)
Urban Renewal Area:	FORT MADISON UR #13 (56027)
TIF Taxing District Name:	FT MADISON CITY AG/FT MADISON SCHOOL/FT MADISON UR #13 AG INCREMENT
TIF Taxing District Inc. Number:	560140
TIF Taxing District Base Year:	2007
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	416,840	0	0	0	0	0	416,840	0	416,840
Taxable	233,980	0	0	0	0	0	233,980	0	233,980
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	419,629	0	0	0	0

FY 2020 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: FORT MADISON (56G530)
 Urban Renewal Area: FM BLUFF APTS #14 AG UR INCREMENT
 UR Area Number: 56134

UR Area Creation Date: 11/2010

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
FM BLUFF APTS #14 AG UR	560133	560134	110
FM BLUFF APTS # 14 COMMERICAL	560136	560137	701,370

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	6,580	0	779,300	0	0	0	785,880	0	785,880
Taxable	3,694	0	701,370	0	0	0	705,064	0	705,064
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019: **21,979** **0** **Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue: 24,438
 TIF Sp. Revenue Fund Interest: 598
 Property Tax Replacement Claims: 1,348
 Asset Sales & Loan Repayments: 0
Total Revenue: 26,384

Rebate Expenditures: 0
 Non-Rebate Expenditures: 24,850
 Returned to County Treasurer: 0
Total Expenditures: 24,850

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020: **23,513** **0** **Amount of 06-30-2020 Cash Balance Restricted for LMI**

Projects For FM BLUFF APTS #14 AG UR INCREMENT

BLUFF APARTMENTS

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

Debts/Obligations For FM BLUFF APTS #14 AG UR INCREMENT

BLUFF APT TIF BOND

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	217,000
Interest:	75,292
Total:	292,292
Annual Appropriation?:	No
Date Incurred:	06/29/2011
FY of Last Payment:	2031

Non-Rebates For FM BLUFF APTS #14 AG UR INCREMENT

TIF Expenditure Amount:	14,000
Tied To Debt:	BLUFF APT TIF BOND
Tied To Project:	BLUFF APARTMENTS

TIF Expenditure Amount:	10,850
Tied To Debt:	BLUFF APT TIF BOND
Tied To Project:	BLUFF APARTMENTS

TIF Taxing District Data Collection

Local Government Name: FORT MADISON (56G530)
 Urban Renewal Area: FM BLUFF APTS #14 AG UR INCREMENT (56134)
 TIF Taxing District Name: FM BLUFF APTS #14 AG UR
 TIF Taxing District Inc. Number: 560134

TIF Taxing District Base Year: 2010
 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	6,580	0	0	0	0	0	6,580	0	6,580
Taxable	3,694	0	0	0	0	0	3,694	0	3,694
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	6,470	110	110	0	0

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: FORT MADISON (56G530)
 Urban Renewal Area: FM BLUFF APTS #14 AG UR INCREMENT (56134)
 TIF Taxing District Name: FM BLUFF APTS # 14 COMMERICAL
 TIF Taxing District Inc. Number: 560137

TIF Taxing District Base Year: 2010
 FY TIF Revenue First Received: 2013
 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	779,300	0	0	0	779,300	0	779,300
Taxable	0	0	701,370	0	0	0	701,370	0	701,370
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	4,990	701,370	701,370	0	0

FY 2020 TIF Revenue Received: 24,438

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Urban Renewal Area Data Collection

Local Government Name: FORT MADISON (56G530)
 Urban Renewal Area: INNSBROOK UR #1
 UR Area Number: 56145

UR Area Creation Date: 05/2014

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
FT MADISON CITY/FT MADISON SCH/INNSBROOK UR #1 INCREMENT	560145	560146	2,223,491

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	3,922,740	0	0	0	-9,260	3,913,480	0	3,913,480
Taxable	0	2,232,751	0	0	0	-9,260	2,223,491	0	2,223,491
Homestead Credits									14

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:	62,541	0	Amount of 07-01-2019 Cash Balance Restricted for LMI
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TIF Revenue:	69,415
TIF Sp. Revenue Fund Interest:	1,949
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	71,364

Rebate Expenditures:	50,268
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	50,268

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:	83,637	0	Amount of 06-30-2020 Cash Balance Restricted for LMI
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Projects For INNSBROOK UR #1

MOHRFELD HOUSING PROJ

Description:	HOUSING DEVELOPMENT
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For INNSBROOK UR #1

MOHRFELD HOUSING

Debt/Obligation Type:	Rebates
Principal:	222,834
Interest:	0
Total:	222,834
Annual Appropriation?:	Yes
Date Incurred:	11/01/2015
FY of Last Payment:	2027

Rebates For INNSBROOK UR #1

MOHRFELD HOUSING

TIF Expenditure Amount:	50,268
Rebate Paid To:	MOHRFELD
Tied To Debt:	MOHRFELD HOUSING
Tied To Project:	MOHRFELD HOUSING PROJ
Projected Final FY of Rebate:	2027

Income Housing For INNSBROOK UR #1

Amount of FY 2020 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	329,230
Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	0
Grants, credits or other direct assistance to low and moderate income families:	0
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	0
Other low and moderate income housing assistance:	0

TIF Taxing District Data Collection

Local Government Name: FORT MADISON (56G530)
 Urban Renewal Area: INNSBROOK UR #1 (56145)
 TIF Taxing District Name: FT MADISON CITY/FT MADISON SCH/INNSBROOK UR #1 INCREMENT
 TIF Taxing District Inc. Number: 560146

TIF Taxing District Base Year: 2014
 FY TIF Revenue First Received: 2016
 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	3,922,740	0	0	0	-9,260	3,913,480	0	3,913,480
Taxable	0	2,232,751	0	0	0	-9,260	2,223,491	0	2,223,491
Homestead Credits									14

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	79,710	2,223,491	2,223,491	0	0

FY 2020 TIF Revenue Received: 69,415

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Urban Renewal Area Data Collection

Local Government Name: FORT MADISON (56G530)
 Urban Renewal Area: BUSINESS US HWY 61 CORRIDOR UR
 UR Area Number: 56149
 UR Area Creation Date: 07/2016
 UR Area Purpose: Rehabilitation of a area

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
FT MADISON CITY/FT MADISON SCH/BUSINESS US HWY 61 CORRIDOR UR TIF INCREMENT	560149	560150	1,449,610

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	3,620,420	7,647,496	322,540	0	-14,816	11,776,264	0	11,776,264
Taxable	0	2,060,676	6,882,746	290,286	0	-14,816	9,369,362	0	9,369,362
Homestead Credits									36

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

TIF Revenue: 41,705
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 3,289
 Asset Sales & Loan Repayments: 2,624
Total Revenue: 47,618

Rebate Expenditures: 44,515
 Non-Rebate Expenditures: 97,527
 Returned to County Treasurer: 0
Total Expenditures: 142,042

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020: -94,424 0 **Amount of 06-30-2020 Cash Balance Restricted for LMI**

Projects For BUSINESS US HWY 61 CORRIDOR UR

FAREWAY

Description:	NEW RETAIL STORE
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For BUSINESS US HWY 61 CORRIDOR UR

FAREWAY - NEW STORE

Debt/Obligation Type:	Rebates
Principal:	966,000
Interest:	0
Total:	966,000
Annual Appropriation?:	Yes
Date Incurred:	09/06/2016
FY of Last Payment:	2039

FAREWAY - NEW STORE

Debt/Obligation Type:	Other Debt
Principal:	101,324
Interest:	0
Total:	101,324
Annual Appropriation?:	Yes
Date Incurred:	09/06/2016
FY of Last Payment:	2039

Non-Rebates For BUSINESS US HWY 61 CORRIDOR UR

TIF Expenditure Amount:	97,527
Tied To Debt:	FAREWAY - NEW STORE
Tied To Project:	FAREWAY

Rebates For BUSINESS US HWY 61 CORRIDOR UR

FAREWAY

TIF Expenditure Amount:	44,515
Rebate Paid To:	FAREWAY STORES
Tied To Debt:	FAREWAY - NEW STORE
Tied To Project:	FAREWAY
Projected Final FY of Rebate:	2039

TIF Taxing District Data Collection

Local Government Name:	FORT MADISON (56G530)
Urban Renewal Area:	BUSINESS US HWY 61 CORRIDOR UR (56149)
TIF Taxing District Name:	FT MADISON CITY/FT MADISON SCH/BUSINESS US HWY 61 CORRIDOR UR
TIF INCREMENT	
TIF Taxing District Inc. Number:	560150
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	3,620,420	7,647,496	322,540	0	-14,816	11,776,264	0	11,776,264
Taxable	0	2,060,676	6,882,746	290,286	0	-14,816	9,369,362	0	9,369,362
Homestead Credits									36

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	10,341,470	1,449,610	1,449,610	0	0

FY 2020 TIF Revenue Received: 41,705