

# Annual Urban Renewal Report, Fiscal Year 2019 - 2020

## Levy Authority Summary

Local Government Name: MARSHALL COUNTY  
Local Government Number: 64

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
MARSHALL COUNTY MARSHALLTOWN GATEWAY CENTRE URBAN RENEWAL	64016	1

**TIF Debt Outstanding: 1,896,395**

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:	46,144
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>46,144</b>

Rebate Expenditures:	46,144
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>46,144</b>

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

**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance: 1,850,251**

## Urban Renewal Area Data Collection

Local Government Name: MARSHALL COUNTY (64)  
 Urban Renewal Area: MARSHALL COUNTY MARSHALLTOWN GATEWAY CENTRE URBAN RENEWAL  
 UR Area Number: 64016

UR Area Creation Date: 08/2005

Econ Dev: Provide commercial space for life sciences, advanced mfg & info solutions industries. 5 lots for cml development will exist. Over the next 10 yrs it's estimated to employ 150-300 people & have an est. ppty value of \$7,000,000 when completed.

UR Area Purpose:

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WASHINGTON TWP/MARSHALLTOWN SCH/GATEWAY INCREM	640153	640154	1,739,086

## 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	2,302,090	519,660	0	0	2,821,750	0	2,821,750
Taxable	0	0	2,071,881	467,694	0	0	2,539,575	0	2,539,575
Homestead Credits									0

**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: 46,144  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 46,144**

Rebate Expenditures: 46,144  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures: 46,144**

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

## Projects For MARSHALL COUNTY MARSHALLTOWN GATEWAY CENTRE URBAN RENEWAL

### Gateway Centre

Description:	Construction of public roadway & sanitary sewer improvements
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

# Debts/Obligations For MARSHALL COUNTY MARSHALLTOWN GATEWAY CENTRE URBAN RENEWAL

## Consumers Dev Loan

Debt/Obligation Type:	Rebates
Principal:	515,738
Interest:	0
Total:	515,738
Annual Appropriation?:	No
Date Incurred:	05/25/2006
FY of Last Payment:	2026

## FSB Int 2011

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	24,256
Total:	24,256
Annual Appropriation?:	No
Date Incurred:	05/25/2006
FY of Last Payment:	2026

## Consumers Energy Int 2011

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	23,471
Total:	23,471
Annual Appropriation?:	No
Date Incurred:	05/25/2006
FY of Last Payment:	2026

## FSB Int 2010

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	28,594
Total:	28,594
Annual Appropriation?:	No
Date Incurred:	05/25/2006
FY of Last Payment:	2026

## Consumers Energy Int 2010

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	23,471
Total:	23,471
Annual Appropriation?:	No

Date Incurred:	05/25/2006
FY of Last Payment:	2026

### **Marshall Co Debt**

Debt/Obligation Type:	Other Debt
Principal:	187,672
Interest:	0
Total:	187,672
Annual Appropriation?:	No
Date Incurred:	11/13/2009
FY of Last Payment:	2026

### **Marshall Co Debt**

Debt/Obligation Type:	Other Debt
Principal:	15,904
Interest:	0
Total:	15,904
Annual Appropriation?:	No
Date Incurred:	12/15/2009
FY of Last Payment:	2026

### **FSB Int 2009**

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	32,861
Total:	32,861
Annual Appropriation?:	No
Date Incurred:	05/25/2006
FY of Last Payment:	2026

### **Consumers Energy Int 2009**

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	23,471
Total:	23,471
Annual Appropriation?:	No
Date Incurred:	05/25/2006
FY of Last Payment:	2026

### **Marshall Co Debt**

Debt/Obligation Type:	Other Debt
Principal:	61,796
Interest:	0
Total:	61,796
Annual Appropriation?:	No
Date Incurred:	11/30/2008
FY of Last Payment:	2026

### **Consumers Debt-Central IA H2O**

Debt/Obligation Type:	Other Debt
Principal:	290,000
Interest:	0
Total:	290,000
Annual Appropriation?:	No
Date Incurred:	11/20/2008
FY of Last Payment:	2026

### FSB Int 2008

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	39,534
Total:	39,534
Annual Appropriation?:	No
Date Incurred:	05/25/2006
FY of Last Payment:	2026

### Consumers Energy Int 2008

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	15,078
Total:	15,078
Annual Appropriation?:	No
Date Incurred:	05/25/2006
FY of Last Payment:	2026

### Marshall Co Debt

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	446,567
Total:	446,567
Annual Appropriation?:	No
Date Incurred:	11/30/2007
FY of Last Payment:	2026

### FSB Int 2006-07

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	56,382
Total:	56,382
Annual Appropriation?:	No
Date Incurred:	11/30/2007
FY of Last Payment:	2026

### FSB Int 2012

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	19,639
Total:	19,639

Annual Appropriation?:	No
Date Incurred:	05/25/2006
FY of Last Payment:	2026

## Consumers Energy Int 2012

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	23,472
Total:	23,472
Annual Appropriation?:	No
Date Incurred:	05/25/2006
FY of Last Payment:	2026

## RISE Grant for part of road

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	-137,037
Total:	-137,037
Annual Appropriation?:	No
Date Incurred:	11/30/2007
FY of Last Payment:	2026

## No new debt filed in 2013

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/30/2012
FY of Last Payment:	2026

## Consumer Int failed to file in '13

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	23,472
Total:	23,472
Annual Appropriation?:	No
Date Incurred:	12/30/2014
FY of Last Payment:	2026

## FSB Int 2013

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	14,328
Total:	14,328
Annual Appropriation?:	No
Date Incurred:	12/30/2014
FY of Last Payment:	2026

## Consumers int 2014

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	23,472
Total:	23,472
Annual Appropriation?:	No
Date Incurred:	11/30/2015
FY of Last Payment:	2026

## FSB Int in 2014

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	9,051
Total:	9,051
Annual Appropriation?:	No
Date Incurred:	11/30/2015
FY of Last Payment:	2026

## Consumers Int 2015

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	23,472
Total:	23,472
Annual Appropriation?:	No
Date Incurred:	12/07/2015
FY of Last Payment:	2026

## FSB Int 2015

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	3,175
Total:	3,175
Annual Appropriation?:	No
Date Incurred:	12/07/2015
FY of Last Payment:	2026

## Consumers int 2015

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	23,471
Total:	23,471
Annual Appropriation?:	No
Date Incurred:	12/01/2015
FY of Last Payment:	2026

## Consumers Int in 2016

Debt/Obligation Type:	Internal Loans
Principal:	0



Interest:	23,472
Total:	23,472
Annual Appropriation?:	No
Date Incurred:	12/01/2016
FY of Last Payment:	2026

## **Legal,Engineering,Abstract**

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	10,258
Total:	10,258
Annual Appropriation?:	No
Date Incurred:	12/01/2016
FY of Last Payment:	2026

## **Sale of Lot 2**

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	-44,003
Interest:	0
Total:	-44,003
Annual Appropriation?:	No
Date Incurred:	12/01/2016
FY of Last Payment:	2026

## **Consumers Int 2017**

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	23,471
Total:	23,471
Annual Appropriation?:	No
Date Incurred:	12/01/2017
FY of Last Payment:	2026

## **Consumers int 2018**

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	23,472
Total:	23,472
Annual Appropriation?:	No
Date Incurred:	12/01/2018
FY of Last Payment:	2026

## **Consumers Int 2019**

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	23,472
Total:	23,472
Annual Appropriation?:	No
Date Incurred:	12/01/2019

FY of Last Payment: 2026

Consumers Int 2020

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	23,472
Total:	23,472
Annual Appropriation?:	No
Date Incurred:	12/01/2020
FY of Last Payment:	2026

Professional Svcs (Gateway sign)

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	1,471
Total:	1,471
Annual Appropriation?:	No
Date Incurred:	12/01/2020
FY of Last Payment:	2026

## **Rebates For MARSHALL COUNTY MARSHALLTOWN GATEWAY CENTRE URBAN RENEWAL**

### **TIF Pymt - Gateway 250280**

TIF Expenditure Amount:	0
Rebate Paid To:	Consumers Development
Tied To Debt:	Consumers Dev Loan
Tied To Project:	Gateway Centre
Projected Final FY of Rebate:	2026

### **TIF Pymt - Gateway 253322**

TIF Expenditure Amount:	0
Rebate Paid To:	Consumers Development
Tied To Debt:	Consumers Dev Loan
Tied To Project:	Gateway Centre
Projected Final FY of Rebate:	2026

### **TIF Pymt - Gateway 255633**

TIF Expenditure Amount:	0
Rebate Paid To:	Consumers Development
Tied To Debt:	Consumers Dev Loan
Tied To Project:	Gateway Centre
Projected Final FY of Rebate:	2026

### **TIF Pymt - Gateway 6/12/18**

TIF Expenditure Amount:	0
Rebate Paid To:	Consumers Development
Tied To Debt:	Consumers Dev Loan
Tied To Project:	Gateway Centre
Projected Final FY of Rebate:	2026

### **TIF Pymt - Gateway 260105**

TIF Expenditure Amount:	0
Rebate Paid To:	Consumers Development
Tied To Debt:	Consumers Dev Loan
Tied To Project:	Gateway Centre
Projected Final FY of Rebate:	2026

### **TIF Pymt - Gateway 262605**

TIF Expenditure Amount:	0
Rebate Paid To:	Consumers Development
Tied To Debt:	Consumers Dev Loan
Tied To Project:	Gateway Centre
Projected Final FY of Rebate:	2026

**TIF Pymt - Gateway 265189**

TIF Expenditure Amount:	22,819
Rebate Paid To:	Consumers Development
Tied To Debt:	Consumers Dev Loan
Tied To Project:	Gateway Centre
Projected Final FY of Rebate:	2026

**TIF Pymt - Gateway 5/26/2020**

TIF Expenditure Amount:	23,325
Rebate Paid To:	Consumers Development
Tied To Debt:	Consumers Dev Loan
Tied To Project:	Gateway Centre
Projected Final FY of Rebate:	2026

256 Characters Left

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

## TIF Taxing District Data Collection

Local Government Name: MARSHALL COUNTY (64)  
 Urban Renewal Area: MARSHALL COUNTY MARSHALLTOWN GATEWAY CENTRE URBAN  
 RENEWAL (64016)  
 TIF Taxing District Name: WASHINGTON TWP/MARSHALLTOWN SCH/GATEWAY INCREM  
 TIF Taxing District Inc. Number: 640154  
 TIF Taxing District Base Year: 2004  
 FY TIF Revenue First Received: 2008  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District  
 statutorily ends: 2026

	UR Designation
Slum	No
Blighted	No
Economic Development	08/2005

## 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	2,302,090	519,660	0	0	2,821,750	0	2,821,750
Taxable	0	0	2,071,881	467,694	0	0	2,539,575	0	2,539,575
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	1,082,664	1,739,086	1,739,086	0	0

FY 2020 TIF Revenue Received: 46,144