

# Annual Urban Renewal Report, Fiscal Year 2021 - 2022

## 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	2
MASON CITY SOUTHSIDE GATEWAY URA	17027	4

**TIF Debt Outstanding: 4,066,817**

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:</b>	<b>1,345,899</b>	<b>0</b>	<b>Amount of 07-01-2021 Cash Balance Restricted for LMI</b>
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TIF Revenue:	1,560,383
TIF Sp. Revenue Fund Interest:	428
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	72,331
<b>Total Revenue:</b>	<b>1,633,142</b>

Rebate Expenditures:	199,964
Non-Rebate Expenditures:	915,426
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>1,115,390</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:</b>	<b>1,863,651</b>	<b>0</b>	<b>Amount of 06-30-2022 Cash Balance Restricted for LMI</b>
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**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance: 1,087,776**

# ♣ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

## 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

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
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 - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,437,240	19,434,960	0	0	-1,852	20,870,348	0	20,870,348
Taxable	0	810,742	17,491,464	0	0	-1,852	18,300,354	0	18,300,354
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:** 4,438 0 **Amount of 07-01-2021 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 06-30-2022:** 4,438 0 **Amount of 06-30-2022 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

## ♣ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

### 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? No

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1994

### TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,437,240	17,948,490	0	0	-1,852	19,383,878	0	19,383,878
Taxable	0	810,742	16,153,641	0	0	-1,852	16,962,531	0	16,962,531
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	5,190,709	14,195,021	0	14,195,021	485,682

FY 2022 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 - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,486,470	0	0	0	1,486,470	0	1,486,470
Taxable	0	0	1,337,823	0	0	0	1,337,823	0	1,337,823
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	46,475	1,337,823	0	1,337,823	45,774

FY 2022 TIF Revenue Received: 0

## 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	0
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	0
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	23,106,121
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 - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	2,479,150	67,426,640	301,363,644	65,640,800	0	-168,532	449,308,570	0	449,308,570
Taxable	2,083,244	38,034,997	271,227,284	59,076,720	0	-168,532	378,736,368	0	378,736,368
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:** **1,267,043** **0** **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 803,188  
 TIF Sp. Revenue Fund Interest: 428  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 72,331  
**Total Revenue: 875,947**

Rebate Expenditures: 199,964  
 Non-Rebate Expenditures: 204,915  
 Returned to County Treasurer: 0  
**Total Expenditures: 404,879**

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:</b>	<b>1,738,111</b>	<b>0</b>	<b>Amount of 06-30-2022 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:	Yes

### 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:	Yes

### Legacy

Description:	Rebate TIF Increment
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	Yes

### 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

### NHANS project

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

Payments Complete:	No
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## 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

## Debts/Obligations For MASON CITY UNIFIED URBAN RENEWAL

### Fed Ex TIF Rebate

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

### Cargill Kitchens Solutions 2012

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

### Urban Revitalization

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

### Metalcraft

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

### Legacy

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

### REG

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0

Total:	0
Annual Appropriation?:	Yes
Date Incurred:	10/01/2015
FY of Last Payment:	2022

## Dimensional Graphics

Debt/Obligation Type:	Rebates
Principal:	15,147
Interest:	0
Total:	15,147
Annual Appropriation?:	Yes
Date Incurred:	10/01/2015
FY of Last Payment:	2026

## Hotel/Arena

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

## NHANS program

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	08/25/2016
FY of Last Payment:	2025

## CORL Loan Project

Debt/Obligation Type:	Other Debt
Principal:	888,799
Interest:	0
Total:	888,799
Annual Appropriation?:	Yes
Date Incurred:	10/06/2016
FY of Last Payment:	2025

## Kinseth Hotels

Debt/Obligation Type:	Rebates
Principal:	299,212
Interest:	0
Total:	299,212
Annual Appropriation?:	Yes
Date Incurred:	06/06/2019
FY of Last Payment:	2028

## Fazio Holdings

Debt/Obligation Type:	Rebates
Principal:	26,215
Interest:	0
Total:	26,215

Annual Appropriation?:	Yes
Date Incurred:	06/06/2019
FY of Last Payment:	2023

## Kraft Foods

Debt/Obligation Type:	Other Debt
Principal:	17,368
Interest:	0
Total:	17,368
Annual Appropriation?:	No
Date Incurred:	04/25/2019
FY of Last Payment:	2020

## Downtown Streetscape

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

## DORL Loan Project

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	07/01/2019
FY of Last Payment:	2020

## Cargill Kitchen Solutions 2017

Debt/Obligation Type:	Rebates
Principal:	25,101
Interest:	0
Total:	25,101
Annual Appropriation?:	Yes
Date Incurred:	12/31/2017
FY of Last Payment:	2023

## Legal & Admin XP

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	12/01/2020
FY of Last Payment:	2025

## Paving & Utility Projects

Debt/Obligation Type:	Other Debt
Principal:	1,218,526
Interest:	0
Total:	1,218,526
Annual Appropriation?:	No

Date Incurred:	09/17/2002
FY of Last Payment:	2024

**CFT NV Development**

Debt/Obligation Type:	Rebates
Principal:	21,377
Interest:	0
Total:	21,377
Annual Appropriation?:	Yes
Date Incurred:	12/31/2017
FY of Last Payment:	2023

**Non-Rebates For MASON CITY UNIFIED URBAN RENEWAL**

TIF Expenditure Amount:	0
Tied To Debt:	Downtown Streetscape
Tied To Project:	Downtown Streetscape

TIF Expenditure Amount:	0
Tied To Debt:	Urban Revitalization
Tied To Project:	Urban Revitalization

TIF Expenditure Amount:	0
Tied To Debt:	Hotel/Arena
Tied To Project:	Hotel/Arena project

TIF Expenditure Amount:	0
Tied To Debt:	NHANS program
Tied To Project:	NHANS project

TIF Expenditure Amount:	185,459
Tied To Debt:	CORL Loan Project
Tied To Project:	CORL Program

TIF Expenditure Amount:	0
Tied To Debt:	Kraft Foods
Tied To Project:	Kraft Foods

TIF Expenditure Amount:	19,456
Tied To Debt:	Legal & Admin XP
Tied To Project:	Hotel/Arena project

# Rebates For MASON CITY UNIFIED URBAN RENEWAL

## Fed Ex TIF Rebate

TIF Expenditure Amount:	0
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 2012

TIF Expenditure Amount:	34,394
Rebate Paid To:	Cargill Kitchen Solutions
Tied To Debt:	Cargill Kitchens Solutions 2012
Tied To Project:	Cargill Kitchen Solutions
Projected Final FY of Rebate:	2022

## Metalcraft

TIF Expenditure Amount:	76,995
Rebate Paid To:	Metalcraft
Tied To Debt:	Metalcraft
Tied To Project:	Metalcraft
Projected Final FY of Rebate:	2022

## Legacy

TIF Expenditure Amount:	35,763
Rebate Paid To:	Legacy
Tied To Debt:	Legacy
Tied To Project:	Legacy
Projected Final FY of Rebate:	2022

## REG

TIF Expenditure Amount:	32,688
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:	7,574
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:	0
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:	0
Rebate Paid To:	Fazio Holdings
Tied To Debt:	Fazio Holdings
Tied To Project:	Fazio Holdings
Projected Final FY of Rebate:	2023

Cargill Kitchen Solutions 2017

TIF Expenditure Amount:	12,550
Rebate Paid To:	Cargill Kitchen Solutions
Tied To Debt:	Cargill Kitchen Solutions 2017
Tied To Project:	Cargill Kitchen Solutions
Projected Final FY of Rebate:	2023

**Jobs For MASON CITY UNIFIED URBAN RENEWAL**

Project:	Fed Ex TIF Rebate
Company Name:	Nautilus Global Communications
Date Agreement Began:	04/07/2009
Date Agreement Ends:	06/30/2021
Number of Jobs Created or Retained:	22
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	1,990,000
Total Estimated Cost of Public Infrastructure:	20,000

Project:	Cargill Kitchen Solutions
Company Name:	Cargill Kitchen Solutions
Date Agreement Began:	02/21/2012
Date Agreement Ends:	06/01/2022
Number of Jobs Created or Retained:	177
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	12,550,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Legacy
Company Name:	Legacy Mason City LLP
Date Agreement Began:	09/18/2012
Date Agreement Ends:	06/01/2022
Number of Jobs Created or Retained:	0
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	7,400,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Metalcraft
Company Name:	Metalcraft, Inc.
Date Agreement Began:	04/02/2013
Date Agreement Ends:	06/01/2022
Number of Jobs Created or Retained:	81
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	4,200,000
Total Estimated Cost of Public Infrastructure:	0

Project:	REG Development Agreement
Company Name:	REG Mason City, LLC
Date Agreement Began:	12/12/2013
Date Agreement Ends:	06/01/2022
Number of Jobs Created or Retained:	23
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	21,000,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Dimensional Graphics
Company Name:	Dimensional Group, Inc.
Date Agreement Began:	07/02/2014
Date Agreement Ends:	06/01/2026
Number of Jobs Created or Retained:	70
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	700,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Kinseth Hotels
Company Name:	Kinseth Hospitality Group, Inc.

Date Agreement Began:	09/16/2014
Date Agreement Ends:	06/01/2023
Number of Jobs Created or Retained:	0
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	5,500,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Fazio Holdings
Company Name:	Fazio IA Holdings II, LLC
Date Agreement Began:	01/06/2015
Date Agreement Ends:	06/01/2023
Number of Jobs Created or Retained:	0
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	2,000,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Cargill Kitchen Solutions
Company Name:	Cargill Kitchen Solutions
Date Agreement Began:	09/05/2017
Date Agreement Ends:	06/01/2023
Number of Jobs Created or Retained:	280
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	9,707,946
Total Estimated Cost of Public Infrastructure:	0

Project:	Kraft Foods
Company Name:	Kraft Heinz, Inc.
Date Agreement Began:	07/26/2019
Date Agreement Ends:	06/01/2032
Number of Jobs Created or Retained:	171
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	7,000,000
Total Estimated Cost of Public Infrastructure:	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: 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: 2023

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2001

**TIF Taxing District Value by Class - 1/1/2020 for FY 2022**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	56,130	44,520,220	19,307,080	0	0	63,883,430	0	63,883,430
Taxable	0	31,664	40,068,198	17,376,372	0	0	57,476,234	0	57,476,234
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	28,704,103	35,179,327	0	35,179,327	1,203,660

FY 2022 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: 2023

UR Designation	
Slum	No
Blighted	No
Economic Development	06/1993

**TIF Taxing District Value by Class - 1/1/2020 for FY 2022**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	52,497,341	12,944,790	0	0	68,120,320	0	68,120,320
Taxable	0	0	47,247,608	11,650,311	0	0	60,705,697	0	60,705,697
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	22,058,863	46,061,457	0	46,061,457	1,575,992

FY 2022 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:	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:	2023

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2001

**TIF Taxing District Value by Class - 1/1/2020 for FY 2022**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	14,450	0	0	0	0	0	14,450	0	14,450
Taxable	12,143	0	0	0	0	0	12,143	0	12,143
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	60,000	0	0	0	0

FY 2022 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:	2023

UR Designation	
Slum	No
Blighted	No
Economic Development	06/1994

**TIF Taxing District Value by Class - 1/1/2020 for FY 2022**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	171,830	0	0	0	0	0	171,830	0	171,830
Taxable	144,390	0	0	0	0	0	144,390	0	144,390
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	180,672	0	0	0	0

FY 2022 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: 2023

	UR Designation
Slum	No
Blighted	No
Economic Development	10/2001

**TIF Taxing District Value by Class - 1/1/2020 for FY 2022**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	409,080	476,160	0	0	0	-1,852	883,388	0	883,388
Taxable	343,752	268,599	0	0	0	-1,852	610,499	0	610,499
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	351,011	534,229	0	534,229	14,004

FY 2022 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: 2023

	UR Designation
Slum	No
Blighted	No
Economic Development	10/2001

**TIF Taxing District Value by Class - 1/1/2020 for FY 2022**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	243,930	0	0	0	0	0	243,930	0	243,930
Taxable	204,975	0	0	0	0	0	204,975	0	204,975
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	148,378	95,552	0	95,552	2,458

FY 2022 TIF Revenue Received: 0

# ◆ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

## 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: 2023

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2001

## TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	411,330	509,080	0	0	0	0	920,410	0	920,410
Taxable	345,643	287,169	0	0	0	0	632,812	0	632,812
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	328,550	591,860	0	591,860	15,617

FY 2022 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: 2023

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2001

## TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	408,820	12,359,680	0	0	-1,852	13,022,348	0	13,022,348
Taxable	0	230,613	11,123,712	0	0	-1,852	11,525,072	0	11,525,072
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	4,745,030	8,279,170	0	8,279,170	283,272

FY 2022 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: 2023

	UR Designation
Slum	No
Blighted	No
Economic Development	10/2001

**TIF Taxing District Value by Class - 1/1/2020 for FY 2022**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	167,360	0	0	0	0	0	167,360	0	167,360
Taxable	140,633	0	0	0	0	0	140,633	0	140,633
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	39,351	128,009	0	128,009	3,292

FY 2022 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: 2023

	UR Designation
Slum	No
Blighted	No
Economic Development	10/2001

**TIF Taxing District Value by Class - 1/1/2020 for FY 2022**

	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 2022	996,823	0	0	0	0

FY 2022 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:	2023

	UR Designation
Slum	No
Blighted	No
Economic Development	10/2001

### TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	4,517,450	14,102,635	99,680	0	-9,260	18,881,730	0	18,881,730
Taxable	0	2,548,264	12,692,372	89,712	0	-9,260	15,436,665	0	15,436,665
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	13,508,487	5,382,503	0	5,382,503	184,162

FY 2022 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:	2023

	UR Designation
Slum	No
Blighted	No
Economic Development	10/2001

### TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	166,830	0	0	0	0	166,830	0	166,830
Taxable	0	94,107	0	0	0	0	94,107	0	94,107
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	144,080	22,750	0	22,750	778

FY 2022 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:	2023

	UR Designation
Slum	No
Blighted	No
Economic Development	10/2001

**TIF Taxing District Value by Class - 1/1/2020 for FY 2022**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	125,540	0	0	0	0	0	125,540	0	125,540
Taxable	105,491	0	0	0	0	0	105,491	0	105,491
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	124,645	895	0	895	23

FY 2022 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:	2023

	UR Designation
Slum	No
Blighted	No
Economic Development	10/2001

**TIF Taxing District Value by Class - 1/1/2020 for FY 2022**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	25,092,350	46,456,596	7,356,900	0	-51,856	81,738,864	0	81,738,864
Taxable	0	14,154,483	41,810,939	6,621,210	0	-51,856	64,482,070	0	64,482,070
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	25,262,413	56,528,307	0	56,528,307	1,934,115

FY 2022 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:	2023

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2001

**TIF Taxing District Value by Class - 1/1/2020 for FY 2022**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	423,770	0	0	0	0	0	423,770	0	423,770
Taxable	356,096	0	0	0	0	0	356,096	0	356,096
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	403,347	20,423	0	20,423	525

FY 2022 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:	2023

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2001

**TIF Taxing District Value by Class - 1/1/2020 for FY 2022**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	3,327,650	7,765,030	0	0	11,092,680	0	11,092,680
Taxable	0	0	2,994,885	6,988,527	0	0	9,983,412	0	9,983,412
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	8,193,640	2,899,040	0	2,899,040	99,191

FY 2022 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: 2023

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2012

**TIF Taxing District Value by Class - 1/1/2020 for FY 2022**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	300,590	0	0	0	0	0	300,590	0	300,590
Taxable	252,588	0	0	0	0	0	252,588	0	252,588
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	147,486	153,104	0	153,104	3,938

FY 2022 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: 2023

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2001

**TIF Taxing District Value by Class - 1/1/2020 for FY 2022**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	46,560	0	0	0	0	46,560	0	46,560
Taxable	0	26,264	0	0	0	0	26,264	0	26,264
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	250,164	0	0	0	0

FY 2022 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 - 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: 2034

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2021

#### TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	60,920	6,834,040	16,626,430	0	0	23,521,390	0	23,521,390
Taxable	0	34,365	6,150,636	14,963,787	0	0	21,148,788	0	21,148,788
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	18,719,430	4,801,960	0	4,801,960	164,299

FY 2022 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: 2034

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2021

#### TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	187,640	0	0	0	0	0	187,640	0	187,640
Taxable	157,676	0	0	0	0	0	157,676	0	157,676
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	308,709	0	0	0	0

FY 2022 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:	2014
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2034

	UR Designation
Slum	No
Blighted	No
Economic Development	12/2012

### TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	33,729,930	119,594,872	1,540,890	0	-92,600	161,349,972	0	161,349,972
Taxable	0	19,026,843	107,635,385	1,386,801	0	-92,600	132,395,836	0	132,395,836
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	114,691,992	46,750,580	23,106,121	23,644,459	808,995

FY 2022 TIF Revenue Received: 803,188

### 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:	2014
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2034

	UR Designation
Slum	No
Blighted	No
Economic Development	12/2012

### TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	23,630	0	0	0	0	0	23,630	0	23,630
Taxable	19,857	0	0	0	0	0	19,857	0	19,857
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	110,858	0	0	0	0

FY 2022 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: 2015  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2035

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2013

### TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,833,710	1,670,610	0	0	-11,112	3,493,208	0	3,493,208
Taxable	0	1,034,389	1,503,549	0	0	-11,112	2,526,826	0	2,526,826
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	3,202,110	302,210	0	302,210	10,340

FY 2022 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: 2015  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2035

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2013

### TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	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 2022	0	0	0	0	0

FY 2022 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: 2020  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2040

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2018

## TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	528,700	0	0	0	0	528,700	0	528,700
Taxable	0	298,237	0	0	0	0	298,237	0	298,237
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	5,620	298,237	0	298,237	10,204

FY 2022 TIF Revenue Received: 0



# ▲ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

## 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	19,726,920
MASON CITY CITY/MASON CITY SCHOOLS/MC DOWNTOWN REINVESTMENT - AMD 4 - INCREM	170257	170258	91,310

## Urban Renewal Area Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	3,474,440	71,018,872	0	0	-5,556	79,312,246	0	79,312,246
Taxable	0	1,959,917	63,916,997	0	0	-5,556	69,127,899	0	69,127,899
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:** **74,418** **0** **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 677,662  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 677,662**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 630,978  
 Returned to County Treasurer: 0  
**Total Expenditures: 630,978**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:** **121,102** **0** **Amount of 06-30-2022 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:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	08/31/2016
FY of Last Payment:	2025

## Talon Housing Units

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

## Urban Renewal Plan

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

## DoRL Program

Debt/Obligation Type:	Other Debt
Principal:	299,337
Interest:	0
Total:	299,337
Annual Appropriation?:	No
Date Incurred:	07/01/2019
FY of Last Payment:	2025

## RCR Arena Debt Payments

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,110,317
Interest:	0
Total:	1,110,317
Annual Appropriation?:	No
Date Incurred:	03/19/2019
FY of Last Payment:	2038

## RCR Design Fees

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0

Total:	0
Annual Appropriation?:	No
Date Incurred:	11/30/2018
FY of Last Payment:	2038

## Non-Rebates For MASON CITY DOWNTOWN REINVESTMENT URA

TIF Expenditure Amount:	8,999
Tied To Debt:	Hotel development agreement
Tied To Project:	Reinvestment District

TIF Expenditure Amount:	0
Tied To Debt:	Talon Housing Units
Tied To Project:	Reinvestment District

TIF Expenditure Amount:	0
Tied To Debt:	Urban Renewal Plan
Tied To Project:	Reinvestment District

TIF Expenditure Amount:	0
Tied To Debt:	DoRL Program
Tied To Project:	Reinvestment District

TIF Expenditure Amount:	621,979
Tied To Debt:	RCR Arena Debt Payments
Tied To Project:	Reinvestment District

## **Jobs For MASON CITY DOWNTOWN REINVESTMENT URA**

Project:	Reinvestment District
Company Name:	Gatehouse Mason City LLC
Date Agreement Began:	07/26/2019
Date Agreement Ends:	06/01/2045
Number of Jobs Created or Retained:	20
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	24,000,000
Total Estimated Cost of Public Infrastructure:	1,000,000

# ▲ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

## 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: 2018  
 Subject to a Statutory end date? No

UR Designation	
Slum	11/2015
Blighted	11/2015
Economic Development	No

## TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,240,500	59,989,409	0	0	-3,704	65,156,684	0	65,156,684
Taxable	0	699,760	53,990,478	0	0	-3,704	57,339,613	0	57,339,613
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	45,196,614	19,963,774	19,726,920	236,854	8,104

FY 2022 TIF Revenue Received: 677,662

## 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 CITY/MASON CITY SCHOOLS/MC DOWNTOWN REINVESTMENT - AMD 4 - INCREM  
 TIF Taxing District Inc. Number: 170258  
 TIF Taxing District Base Year: 2018  
 FY TIF Revenue First Received: 2021  
 Subject to a Statutory end date? No

UR Designation	
Slum	11/2019
Blighted	11/2019
Economic Development	No

## TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,233,940	11,029,463	0	0	-1,852	14,155,562	0	14,155,562
Taxable	0	1,260,157	9,926,519	0	0	-1,852	11,788,286	0	11,788,286
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	14,302,958	0	91,310	-91,310	-3,124

FY 2022 TIF Revenue Received: 0

# ♣ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

## 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	738,423
MASON CITY AG/MASON CITY SCHOOLS/MC SOUTHSIDE GATEWAY INCR	170242	170243	54,630
MASON CITY/MASON CITY SCHOOLS/MC SOUTHSIDE GATEWAY INCREM - AMD 1	170253	170254	1,548,967
MASON CITY AG/MASON CITY SCHOOLS/MC SOUTHSIDE GATEWAY INCREM - AMD 1	170255	170256	0

## Urban Renewal Area Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,305,830	459,640	1,758,330	21,785,590	0	0	25,309,390	0	25,309,390
Taxable	1,097,297	259,280	1,582,497	19,607,031	0	0	22,546,105	0	22,546,105
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:** 0 0 **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 79,533  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 79,533**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 79,533  
 Returned to County Treasurer: 0  
**Total Expenditures: 79,533**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:** 0 0 **Amount of 06-30-2022 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

### Internal Loan

Description:	Repay GF
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For MASON CITY SOUTHSIDE GATEWAY URA

### Golden Grain

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

### South Monroe Street extension

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

### Legal & Admin XP

Debt/Obligation Type:	Other Debt
Principal:	19,815
Interest:	0
Total:	19,815
Annual Appropriation?:	No
Date Incurred:	08/31/2020
FY of Last Payment:	2021

### Internal Loan

Debt/Obligation Type:	Internal Loans
Principal:	125,603
Interest:	0
Total:	125,603
Annual Appropriation?:	No
Date Incurred:	09/21/2021
FY of Last Payment:	2023

## Non-Rebates For MASON CITY SOUTHSIDE GATEWAY URA

TIF Expenditure Amount:	0
Tied To Debt:	Golden Grain
Tied To Project:	Golden Grain DA
TIF Expenditure Amount:	0
Tied To Debt:	South Monroe Street extension
Tied To Project:	South Monroe Paving
TIF Expenditure Amount:	0
Tied To Debt:	Legal & Admin XP
Tied To Project:	Golden Grain DA
TIF Expenditure Amount:	79,533
Tied To Debt:	Legal & Admin XP
Tied To Project:	Internal Loan

## **Jobs For MASON CITY SOUTHSIDE GATEWAY URA**

Project:	Golden Grain DA
Company Name:	Golden Grain Energy LLC
Date Agreement Began:	12/13/2019
Date Agreement Ends:	06/01/2032
Number of Jobs Created or Retained:	55
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	23,000,000
Total Estimated Cost of Public Infrastructure:	0

## ♣ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

The fund balance is negative due to paying for attorney fees in preparing development agreements. The city will ask for the money in future fiscal years.

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2022

### 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: 2018  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2038

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2016

#### TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	459,640	1,758,330	2,800	0	0	2,220,770	0	2,220,770
Taxable	0	259,280	1,582,497	2,520	0	0	1,844,297	0	1,844,297
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	1,530,340	690,430	738,423	-47,993	-1,642

FY 2022 TIF Revenue Received: 25,675

### 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: 2018  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2038

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2016

#### TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,279,530	0	0	0	0	0	1,279,530	0	1,279,530
Taxable	1,075,197	0	0	0	0	0	1,075,197	0	1,075,197
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	2,060,210	0	54,630	-54,630	-1,405

FY 2022 TIF Revenue Received: 0

### 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 INCREM - AMD 1
TIF Taxing District Inc. Number:	170254
TIF Taxing District Base Year:	2018
FY TIF Revenue First Received:	2021
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2041

	UR Designation
Slum	No
Blighted	No
Economic Development	11/2019

### TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	21,782,790	0	0	21,782,790	0	21,782,790
Taxable	0	0	0	19,604,511	0	0	19,604,511	0	19,604,511
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	19,337,950	2,444,840	1,548,967	895,873	30,652

FY 2022 TIF Revenue Received: 53,858

### 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 INCREM - AMD 1
TIF Taxing District Inc. Number:	170256
TIF Taxing District Base Year:	2018
FY TIF Revenue First Received:	2021
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2041

	UR Designation
Slum	No
Blighted	No
Economic Development	11/2019

### TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	26,300	0	0	0	0	0	26,300	0	26,300
Taxable	22,100	0	0	0	0	0	22,100	0	22,100
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	38,870	0	0	0	0

FY 2022 TIF Revenue Received: 0