

# Annual Urban Renewal Report, Fiscal Year 2021 - 2022

## 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: 214,734**

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:</b>	<b>625,797</b>	<b>0</b>	<b>Amount of 07-01-2021 Cash Balance Restricted for LMI</b>
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TIF Revenue:	274,624
TIF Sp. Revenue Fund Interest:	11,243
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>285,867</b>

Rebate Expenditures:	119,216
Non-Rebate Expenditures:	88,455
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>207,671</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:</b>	<b>703,993</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: -696,930**

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

## 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 - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	13,613,040	0	0	13,613,040	0	13,613,040
Taxable	0	0	0	12,251,736	0	0	12,251,736	0	12,251,736
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:** 247,741 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:** 247,741 0 **Amount of 06-30-2022 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:	0
Interest:	0
Total:	0
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:	0
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

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

### 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 - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	13,613,040	0	0	13,613,040	0	13,613,040
Taxable	0	0	0	12,251,736	0	0	12,251,736	0	12,251,736
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	4,485,173	9,127,867	0	9,127,867	274,224

FY 2022 TIF Revenue Received: 0



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

## 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 - 1/1/2020 for FY 2022

	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 07-01-2021:** **497** **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:** **497** **0** **Amount of 06-30-2022 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 - 1/1/2020 for FY 2022

	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 2022	53,290	2,611,764	0	2,611,764	83,550

FY 2022 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 - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	18,570	5,302,900	0	0	0	-27,780	5,293,690	0	5,293,690
Taxable	15,604	2,991,357	0	0	0	-27,780	2,979,181	0	2,979,181
Homestead Credits									36

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

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

**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 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 - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	5,302,900	0	0	0	-27,780	5,275,120	0	5,275,120
Taxable	0	2,991,357	0	0	0	-27,780	2,963,577	0	2,963,577
Homestead Credits									36

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	15,100	2,963,577	0	2,963,577	94,804

FY 2022 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 - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	18,570	0	0	0	0	0	18,570	0	18,570
Taxable	15,604	0	0	0	0	0	15,604	0	15,604
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	16,750	1,820	0	1,820	39

FY 2022 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	3,289,402
FT MADISON CITY AG/FT MADISON SCHOOL/FT MADISON UR #13 AG INCREMENT	560139	560140	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	334,950	33,387,260	25,808,704	11,798,410	0	-127,788	77,709,172	0	77,709,172
Taxable	281,459	18,833,588	23,227,833	10,618,569	0	-127,788	57,226,316	0	57,226,316
Homestead Credits									299

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:** **309,860** **0** **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 110,007  
 TIF Sp. Revenue Fund Interest: 7,157  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 117,164**

Rebate Expenditures: 32,352  
 Non-Rebate Expenditures: 59,280  
 Returned to County Treasurer: 0  
**Total Expenditures: 91,632**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:** **335,392** **0** **Amount of 06-30-2022 Cash Balance Restricted for LMI**

## 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:	Yes

### 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:	49,480
Interest:	0
Total:	49,480
Annual Appropriation?:	No
Date Incurred:	09/09/2014
FY of Last Payment:	2027

### BOULDERS INN

Debt/Obligation Type:	Internal Loans
Principal:	9,800
Interest:	0
Total:	9,800
Annual Appropriation?:	Yes
Date Incurred:	07/10/2017
FY of Last Payment:	2030

### BOULDER'S INN

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	09/09/2014
FY of Last Payment:	2021

### BOULDERS INN

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	07/10/2017
FY of Last Payment:	2025

## Non-Rebates For FORT MADISON UR #13

TIF Expenditure Amount:	49,480
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:	9,800
Tied To Debt:	ASSISTED LIVING
Tied To Project:	ASSISTED LIVING

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



## Rebates For FORT MADISON UR #13

### BOULDER'S INN

TIF Expenditure Amount:	0
Rebate Paid To:	BOULDER'S INN
Tied To Debt:	BOULDERS INN
Tied To Project:	BOULDERS INN
Projected Final FY of Rebate:	2021

### BOULDER'S INN

TIF Expenditure Amount:	32,352
Rebate Paid To:	0BOULDER'S INN
Tied To Debt:	BOULDERS INN
Tied To Project:	BOULDERS INN
Projected Final FY of Rebate:	2025

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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 - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	33,387,260	25,808,704	11,798,410	0	-127,788	77,374,222	0	77,374,222
Taxable	0	18,833,588	23,227,833	10,618,569	0	-127,788	56,944,857	0	56,944,857
Homestead Credits									299

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	57,198,807	20,303,203	3,289,402	17,013,801	544,268

FY 2022 TIF Revenue Received: 110,007

### 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 - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	334,950	0	0	0	0	0	334,950	0	334,950
Taxable	281,459	0	0	0	0	0	281,459	0	281,459
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	419,629	0	0	0	0

FY 2022 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	0
FM BLUFF APTS # 14 COMMERICAL	560136	560137	701,370

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	5,190	0	779,300	0	0	0	784,490	0	784,490
Taxable	4,361	0	701,370	0	0	0	705,731	0	705,731
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:** 23,433 0 **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 22,437  
 TIF Sp. Revenue Fund Interest: 595  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 23,032**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 29,175  
 Returned to County Treasurer: 0  
**Total Expenditures: 29,175**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:** 17,290 0 **Amount of 06-30-2022 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:	19,725
Interest:	9,450
Total:	29,175
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:	19,725
Tied To Debt:	BLUFF APT TIF BOND
Tied To Project:	BLUFF APARTMENTS

TIF Expenditure Amount:	9,450
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 - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	5,190	0	0	0	0	0	5,190	0	5,190
Taxable	4,361	0	0	0	0	0	4,361	0	4,361
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	6,470	0	0	0	0

FY 2022 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 - 1/1/2020 for FY 2022

	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 2022	4,990	701,370	701,370	0	0

FY 2022 TIF Revenue Received: 22,437

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

## 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	2,337,236

## 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	4,159,760	0	0	0	-9,260	4,150,500	0	4,150,500
Taxable	0	2,346,496	0	0	0	-9,260	2,337,236	0	2,337,236
Homestead Credits									14

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:** **124,367** **0** **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 74,823  
 TIF Sp. Revenue Fund Interest: 3,491  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 78,314**

Rebate Expenditures: 45,982  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures: 45,982**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:** **156,699** **0** **Amount of 06-30-2022 Cash Balance Restricted for LMI**



## 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:	126,279
Interest:	0
Total:	126,279
Annual Appropriation?:	Yes
Date Incurred:	11/01/2015
FY of Last Payment:	2027

## Rebates For INNSBROOK UR #1

### MOHRFELD HOUSING

TIF Expenditure Amount:	45,982
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 2022 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
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 - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	4,159,760	0	0	0	-9,260	4,150,500	0	4,150,500
Taxable	0	2,346,496	0	0	0	-9,260	2,337,236	0	2,337,236
Homestead Credits									14

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	79,710	2,337,236	2,337,236	0	0

FY 2022 TIF Revenue Received: 74,823

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

## 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	1,887,830

## 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	3,839,820	7,866,316	322,540	0	-9,260	12,220,040	0	12,220,040
Taxable	0	2,166,009	7,079,684	290,286	0	-9,260	9,662,141	0	9,662,141
Homestead Credits									31

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:** -80,101 0 **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 67,357  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue:** 67,357

Rebate Expenditures: 40,882  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures:** 40,882

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:** -53,626 0 **Amount of 06-30-2022 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:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	09/06/2016
FY of Last Payment:	2039

### FAREWAY - NEW STORE

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



## Rebates For BUSINESS US HWY 61 CORRIDOR UR

### FAREWAY

TIF Expenditure Amount:	40,882
Rebate Paid To:	FAREWAY STO0RES
Tied To Debt:	FAREWAY - NEW STORE
Tied To Project:	FAREWAY
Projected Final FY of Rebate:	2039

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

### 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:	2020
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
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	3,839,820	7,866,316	322,540	0	-9,260	12,220,040	0	12,220,040
Taxable	0	2,166,009	7,079,684	290,286	0	-9,260	9,662,141	0	9,662,141
Homestead Credits									31

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	10,341,470	1,887,830	1,887,830	0	0

FY 2022 TIF Revenue Received: 67,357