

# Annual Urban Renewal Report, Fiscal Year 2021 - 2022

## 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: 1,943,339**

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:</b>	<b>0</b>	<b>0</b>	<b>Amount of 07-01-2021 Cash Balance Restricted for LMI</b>
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TIF Revenue:	54,091
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>54,091</b>

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

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:</b>	<b>54,091</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: 1,889,248**

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

## 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/STATE CENTER FIRE/GATEWAY INCREM	640276	640277	2,070,446

## 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	2,633,450	519,660	0	0	3,153,110	0	3,153,110
Taxable	0	0	2,370,105	467,694	0	0	2,837,799	0	2,837,799
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: 54,091  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 54,091**

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:**

54,091

0

**Amount of 06-30-2022 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:	19,638
Total:	19,638
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:	-137,037
Interest:	0
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:	23,472
Total:	23,472
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
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## 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

## Consumers Int 2021

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	23,472
Total:	23,472
Annual Appropriation?:	No
Date Incurred:	10/04/2021
FY of Last Payment:	2026

## Consumers Int 2022

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	23,472
Total:	23,472
Annual Appropriation?:	No
Date Incurred:	12/01/2022
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:	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 5/26/2020**

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 6/20-12/20**

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 12/21-5/21**

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

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

RISE Grant rec'd in 2007 for part of road construction costs in the amount of \$137,037.

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

0

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

## 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/STATE CENTER FIRE/GATEWAY INCREM
TIF Taxing District Inc. Number:	640277
TIF Taxing District Base Year:	2004
FY TIF Revenue First Received:	2005
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	2,633,450	519,660	0	0	3,153,110	0	3,153,110
Taxable	0	0	2,370,105	467,694	0	0	2,837,799	0	2,837,799
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	2,837,799	315,311	2,070,446	-1,755,135	-46,317

FY 2022 TIF Revenue Received: 54,091