

Annual Urban Renewal Report, Fiscal Year 2021 - 2022

Levy Authority Summary

Local Government Name: MUSCATINE
Local Government Number: 70G653

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
MUSCATINE CITY DOWNTOWN URBAN RENEWAL	70001	1
MUSCATINE CITY SECO URBAN RENEWAL	70002	1
MUSCATINE CITY NORTHEAST URBAN RENEWAL	70005	3
MUSCATINE CITY SOUTHEND URBAN RENEWAL	70006	9
MUSCATINE MALL URBAN RENEWAL	70012	1
MUSCATINE CITY NORTHEAST CEDAR DEVELOPMENT URBAN RENEWAL	70013	0
MUSCATINE CITY HEINZ INDUSTRIAL URBAN RENEWAL	70014	1
MUSCATINE CITY FRIDLEY THEATRES URBAN RENEWAL	70016	1
MUSCATINE CITY RIVERVIEW REINVESTMENT DISTRICT URBAN RENEWAL	70018	1
MUSCATINE CITY NORTH UNIVERSITY URBAN RENEWAL	70019	1
MUSCATINE CITY WHITE DIST URBAN RENEWAL	70020	1
MUSCATINE CITY OAK PARK URBAN RENEWAL AREA	70021	1
MUSCATINE CITY ARBOR COMMONS URBAN RENEWAL	70022	1
MUSCATINE CITY HERSHEY BUILDING URBAN RENEWAL	70023	1
MUSCATINE COLORADO SENIOR LOFTS URBAN RENEWAL	70024	0
MUSCATINE STEAMBOAT APARTMENTS URBAN RENEWAL	70025	0

TIF Debt Outstanding: 21,746,589

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:		Amount of 07-01-2021 Cash Balance Restricted for LMI	
	672,754	0	
TIF Revenue:	2,362,123		
TIF Sp. Revenue Fund Interest:	1,253		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	2,363,376		
Rebate Expenditures:	1,474,691		
Non-Rebate Expenditures:	916,300		
Returned to County Treasurer:	0		
Total Expenditures:	2,390,991		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:		Amount of 06-30-2022 Cash Balance Restricted for LMI	
	645,139	0	

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

18,710,459

♣ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

Urban Renewal Area Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY DOWNTOWN URBAN RENEWAL
 UR Area Number: 70001

UR Area Creation Date: 07/1994

UR Area Purpose: To foster economic development in the downtown area.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MUSCATINE CITY/MUSCATINE SCH/MUSCATINE FD/REV DOWNTOWN UR TIF INCREM	700085	700108	4,684,374

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	4,071,960	5,696,440	0	0	9,768,400	0	9,768,400
Taxable	0	0	3,664,764	5,126,796	0	0	8,791,560	0	8,791,560
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021: **9,878** **0** **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 212,849

TIF Sp. Revenue Fund Interest: 121

Property Tax Replacement Claims 0

Asset Sales & Loan Repayments: 0

Total Revenue: 212,970

Rebate Expenditures: 0

Non-Rebate Expenditures: 213,400

Returned to County Treasurer: 0

Total Expenditures: 213,400

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022: **9,448** **0** **Amount of 06-30-2022 Cash Balance Restricted for LMI**

Projects For MUSCATINE CITY DOWNTOWN URBAN RENEWAL

Downtown Streetscape Project

Description:	Downtown Sidewalk, Street, and Storm Sewer Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Administrative Expenses

Description:	Payments made to General Fund for Administrative Expenses
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

Chamber Economic Development Grant

Description:	Payments made to GMCCI for Economic Development
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For MUSCATINE CITY DOWNTOWN URBAN RENEWAL

Administrative Expenses

Debt/Obligation Type:	Internal Loans
Principal:	170,400
Interest:	0
Total:	170,400
Annual Appropriation?:	No
Date Incurred:	11/05/2020
FY of Last Payment:	2022

Chamber Economic Development Grant

Debt/Obligation Type:	Internal Loans
Principal:	43,000
Interest:	0
Total:	43,000
Annual Appropriation?:	No
Date Incurred:	11/05/2020
FY of Last Payment:	2022

Administrative Expenses

Debt/Obligation Type:	Internal Loans
Principal:	174,500
Interest:	0
Total:	174,500
Annual Appropriation?:	No
Date Incurred:	11/04/2021
FY of Last Payment:	2023

Chamber Economic Development Grant

Debt/Obligation Type:	Internal Loans
Principal:	43,000
Interest:	0
Total:	43,000
Annual Appropriation?:	No
Date Incurred:	11/04/2021
FY of Last Payment:	2023

Non-Rebates For MUSCATINE CITY DOWNTOWN URBAN RENEWAL

TIF Expenditure Amount:	170,400
Tied To Debt:	Administrative Expenses
Tied To Project:	Administrative Expenses
TIF Expenditure Amount:	43,000
Tied To Debt:	Administrative Expenses
Tied To Project:	Chamber Economic Development Grant

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A prorated portion of the projects/debt in the Downtown TIF is funded from the SECO UR area.

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

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TIF Taxing District Data Collection

Local Government Name:	MUSCATINE (70G653)
Urban Renewal Area:	MUSCATINE CITY DOWNTOWN URBAN RENEWAL (70001)
TIF Taxing District Name:	MUSCATINE CITY/MUSCATINE SCH/MUSCATINE FD/REV DOWNTOWN UR
TIF INCREM	
TIF Taxing District Inc. Number:	700108
TIF Taxing District Base Year:	1993
FY TIF Revenue First Received:	1996
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	0	4,071,960	5,696,440	0	0	9,768,400	0	9,768,400
Taxable	0	0	3,664,764	5,126,796	0	0	8,791,560	0	8,791,560
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	1,472,270	8,296,130	4,684,374	3,611,756	114,691

FY 2022 TIF Revenue Received: 212,849

◆ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

Urban Renewal Area Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY SECO URBAN RENEWAL
 UR Area Number: 70002

UR Area Creation Date: 12/1971

UR Area Purpose: To foster the redevelopment of this blighted, deteriorated, and deteriorating area.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MUSCATINE CITY/MUSCATINE SCH/MUSCATINE FIRE/SECO UR TIF INCREM	700059	700097	2,018,448

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	3,971,940	0	0	0	3,971,940	0	3,971,940
Taxable	0	0	3,574,746	0	0	0	3,574,746	0	3,574,746
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: 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: **0** **0** **Amount of 06-30-2022 Cash Balance Restricted for LMI**

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The projects and debt in the Downtown Urban Renewal area include those funded from the SECO UR area. FY 21 SECO non-rebate expenditures for internal advances are all reflected in the Downtown UR debt.

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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:	MUSCATINE (70G653)
Urban Renewal Area:	MUSCATINE CITY SECO URBAN RENEWAL (70002)
TIF Taxing District Name:	MUSCATINE CITY/MUSCATINE SCH/MUSCATINE FIRE/SECO UR TIF INCREM
TIF Taxing District Inc. Number:	700097
TIF Taxing District Base Year:	1973
FY TIF Revenue First Received:	1981
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	12/1971
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	3,971,940	0	0	0	3,971,940	0	3,971,940
Taxable	0	0	3,574,746	0	0	0	3,574,746	0	3,574,746
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	270,710	3,574,746	2,018,448	1,556,298	49,420

FY 2022 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY NORTHEAST URBAN RENEWAL
 UR Area Number: 70005

UR Area Creation Date: 10/1996

UR Area Purpose: To foster industrial development in original area and other economic development in expanded area.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MUSCATINE CITY/MUSC SCH/MUSC FIRE/NORTHEAST 10 UR TIF INCREM	700183	700184	471,145
MUSCATINE CITY/MUSC SCH/MUSC FIRE/NORTHEAST 12 UR TIF INCREM	700193	700194	0
MUSCATINE CITY/MUSC SCH/MUSC FIRE/NE UR HARRISON INCREM	700212	700213	910,880

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	3,631,954	0	0	0	4,972,634	0	4,972,634
Taxable	0	0	3,268,759	0	0	0	4,173,718	0	4,173,718
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021: **15,046** **0** **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 43,886
 TIF Sp. Revenue Fund Interest: 43
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 43,929

Rebate Expenditures: 41,932
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 41,932

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022: **17,043** **0** **Amount of 06-30-2022 Cash Balance Restricted for LMI**

Projects For MUSCATINE CITY NORTHEAST URBAN RENEWAL

Villas at MCC LLC Dev Agreement

Description:	Payments to Villas at MCC LLC
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	No

Harrison Lofts Dev Agreement

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

Debts/Obligations For MUSCATINE CITY NORTHEAST URBAN RENEWAL

Villas at MCC LLC Rebate

Debt/Obligation Type:	Rebates
Principal:	279,961
Interest:	0
Total:	279,961
Annual Appropriation?:	No
Date Incurred:	01/20/2011
FY of Last Payment:	2023

Harrison Lofts Rebate

Debt/Obligation Type:	Rebates
Principal:	608,814
Interest:	0
Total:	608,814
Annual Appropriation?:	Yes
Date Incurred:	10/20/2016
FY of Last Payment:	2034

Rebates For MUSCATINE CITY NORTHEAST URBAN RENEWAL

MCC Owned Property off Colorado Street

TIF Expenditure Amount:	14,369
Rebate Paid To:	The Villas at MCC LLC
Tied To Debt:	Villas at MCC LLC Rebate
Tied To Project:	Villas at MCC LLC Dev Agreement
Projected Final FY of Rebate:	2023

1716 Bandag Drive

TIF Expenditure Amount:	27,563
Rebate Paid To:	Harrison Lofts, LLC
Tied To Debt:	Harrison Lofts Rebate
Tied To Project:	Harrison Lofts Dev Agreement
Projected Final FY of Rebate:	2034

▲ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

TIF Taxing District Data Collection

Local Government Name:	MUSCATINE (70G653)
Urban Renewal Area:	MUSCATINE CITY NORTHEAST URBAN RENEWAL (70005)
TIF Taxing District Name:	MUSCATINE CITY/MUSC SCH/MUSC FIRE/NORTHEAST 10 UR TIF INCREM
TIF Taxing District Inc. Number:	700184
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:	2033

	UR Designation
Slum	No
Blighted	No
Economic Development	12/2010

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	2,231,290	0	0	0	3,571,970	0	3,571,970
Taxable	0	0	2,008,161	0	0	0	2,913,120	0	2,913,120
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	1,218,850	2,353,120	471,145	1,881,975	59,762

FY 2022 TIF Revenue Received: 14,961

TIF Taxing District Data Collection

Local Government Name:	MUSCATINE (70G653)
Urban Renewal Area:	MUSCATINE CITY NORTHEAST URBAN RENEWAL (70005)
TIF Taxing District Name:	MUSCATINE CITY/MUSC SCH/MUSC FIRE/NORTHEAST 12 UR TIF INCREM
TIF Taxing District Inc. Number:	700194
TIF Taxing District Base Year:	2012
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	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	9,433,280	0	0	0	0

FY 2022 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

TIF Taxing District Data Collection

Local Government Name:	MUSCATINE (70G653)
Urban Renewal Area:	MUSCATINE CITY NORTHEAST URBAN RENEWAL (70005)
TIF Taxing District Name:	MUSCATINE CITY/MUSC SCH/MUSC FIRE/NE UR HARRISON INCREM
TIF Taxing District Inc. Number:	700213
TIF Taxing District Base Year:	2015
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	0	1,400,664	0	0	0	1,400,664	0	1,400,664
Taxable	0	0	1,260,598	0	0	0	1,260,598	0	1,260,598
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	114,740	1,260,598	910,880	349,718	11,105

FY 2022 TIF Revenue Received: 28,925

♣ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

Urban Renewal Area Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY SOUTHEND URBAN RENEWAL
 UR Area Number: 70006

UR Area Creation Date: 07/1994

UR Area Purpose: To foster economic development in this urban renewal area.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
MUSCATINE CITY/MUSCATINE SCH/MUSC FIRE/REV SOUTH END UR TIF INCREM	700078	700094	11,929,734
MUSCATINE CITY AG/MUSCATINE SCH/MUSCATINE FD/REV SOUTH END TIF INCREM	700079	700109	145,224
MUSCATINE CITY/LOUISA-MUSCATINE SCH/MUSC FIRE/REV SE UR 03 TIF INCREM	700134	700135	4,881,895
MUSCATINE CITY AG/LOUISA-MUSCATINE SCH/MUSCATINE FIRE/SE UR 03 TIF INCREM	700136	700137	103,415
MUSCATINE CITY AG/MUSCATINE SCH/MUSCATINE FIRE/REV SE 03 UR TIF INCREM	700138	700139	320,979
MUSCATINE CITY/MUSCATINE SCH/MUSC FIRE/REV SE UR 03 TIF INCREM	700140	700141	3,391,238
MUSCATINE CITY/MUSC SCH/MUSC FIRE/REV SE W-VIEW UR TIF INCREM	700191	700192	9,988,272
MUSCATINE CITY/MUSC SCH/MUSC FIRE/REV SE WAL-VIEW II INCREM	700214	700215	5,716,558
MUSCATINE CITY/MUSC SCH/MUSC FIRE/REV SE UNION TANK INCREM	700216	700217	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	1,582,630	36,645,200	58,467,791	30,334,000	0	-64,820	129,233,210	0	129,233,210
Taxable	1,329,891	20,671,341	52,621,012	27,300,600	0	-64,820	103,389,204	0	103,389,204
Homestead Credits									202

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:

524,590

0

Amount of 07-01-2021 Cash Balance Restricted for LMI

TIF Revenue: 1,145,999
 TIF Sp. Revenue Fund Interest: 908
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 1,146,907

Rebate Expenditures: 491,481
 Non-Rebate Expenditures: 702,900
 Returned to County Treasurer: 0
Total Expenditures: 1,194,381

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

477,116

0

Amount of 06-30-2022 Cash Balance Restricted for LMI

Projects For MUSCATINE CITY SOUTHEND URBAN RENEWAL

A&E Convenience LLC Dev. Agreement

Description:	Payments to A&E Convenience LLC
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

Wal-View Developments Dev. Agreement

Description:	Payments to Wal-View Developments
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

Administrative Expenses

Description:	Payments to General Fund for Administrative Expenses
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	Yes

Chamber Economic Development Grant

Description:	Payments to GMCCI for Economic Development
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	Yes

Small Business Forgivable Loan Program

Description:	Annual Allocations for Small Business Forgivable Loan Program
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

Wal-View Developments Development Agreement Project #2

Description:	Payments to Wal-View Developments Proj #2
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

Code Compliance - Small Bus Forgivable Loan

Description:	Annual Alloc for Code Compliance Loan Program
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

Dilapidated Bldg Rehab Forgivable Loan

Description:	Forgivable Loan for 500 Mulberry Rehab
Classification:	Commercial - retail
Physically Complete:	No

Payments Complete:	Yes
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2nd Street Streetscaping

Description:	Street and Sidewalk Reconstruction
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Musco Sports Lighting Project #2

Description:	Payments to Musco Sports Lighting
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Riverfront Masterplan Project

Description:	Riverfront Amphitheater Project
	Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	No
Payments Complete:	No

Grandview Senior Lofts

Description:	Grandview Senior Lofts
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

Facade Improvements - Small Business Forgivable Loan

Description:	Annual Alloc for Facade Imp Loan Program
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

Forgivable Loan Program

Description:	Grandview Avenue Businesses
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For MUSCATINE CITY SOUTHEND URBAN RENEWAL

A&E Convenience Rebate

Debt/Obligation Type:	Rebates
Principal:	8,129
Interest:	0
Total:	8,129
Annual Appropriation?:	Yes
Date Incurred:	01/20/2011
FY of Last Payment:	2022

Wal-View Developments Rebate

Debt/Obligation Type:	Rebates
Principal:	1,568,570
Interest:	0
Total:	1,568,570
Annual Appropriation?:	Yes
Date Incurred:	06/30/2013
FY of Last Payment:	2025

Wal-View Developments #2 Rebate

Debt/Obligation Type:	Rebates
Principal:	988,091
Interest:	0
Total:	988,091
Annual Appropriation?:	Yes
Date Incurred:	12/18/2014
FY of Last Payment:	2027

TIF Funded Portion of May 7, 2020 Bond Issue

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,895,000
Interest:	297,200
Total:	3,192,200
Annual Appropriation?:	No
Date Incurred:	05/07/2020
FY of Last Payment:	2030

Musco Sports Lighting Project #2

Debt/Obligation Type:	Rebates
Principal:	515,000
Interest:	0
Total:	515,000
Annual Appropriation?:	Yes
Date Incurred:	11/21/2019
FY of Last Payment:	2032

Small Business Forgivable Loan Program

Debt/Obligation Type:	Internal Loans
Principal:	100,000
Interest:	0

Total:	100,000
Annual Appropriation?:	Yes
Date Incurred:	11/05/2021
FY of Last Payment:	2022

Forgivable Loan Code Compliance Program

Debt/Obligation Type:	Internal Loans
Principal:	50,000
Interest:	0
Total:	50,000
Annual Appropriation?:	Yes
Date Incurred:	11/05/2021
FY of Last Payment:	2022

Forgivable Loan Downtown Facade Program

Debt/Obligation Type:	Internal Loans
Principal:	100,000
Interest:	0
Total:	100,000
Annual Appropriation?:	Yes
Date Incurred:	11/05/2021
FY of Last Payment:	2022

Riverfront Amphitheater

Debt/Obligation Type:	Internal Loans
Principal:	50,000
Interest:	0
Total:	50,000
Annual Appropriation?:	Yes
Date Incurred:	07/15/2021
FY of Last Payment:	2022

Grandview Senior Lofts

Debt/Obligation Type:	Rebates
Principal:	460,000
Interest:	0
Total:	460,000
Annual Appropriation?:	Yes
Date Incurred:	02/04/2021
FY of Last Payment:	2034

Small Business Forgivable Loan Program

Debt/Obligation Type:	Internal Loans
Principal:	100,000
Interest:	0
Total:	100,000
Annual Appropriation?:	No
Date Incurred:	11/03/2022
FY of Last Payment:	2023

Forgivable Loan Code Compliance Program

Debt/Obligation Type:	Internal Loans
Principal:	50,000
Interest:	0
Total:	50,000

Annual Appropriation?:	No
Date Incurred:	11/03/2022
FY of Last Payment:	2023

Forgivable Loan Downtown Facade Program

Debt/Obligation Type:	Internal Loans
Principal:	100,000
Interest:	0
Total:	100,000
Annual Appropriation?:	No
Date Incurred:	11/03/2023
FY of Last Payment:	2023

Forgivable Loan - Grandview Ave Businesses

Debt/Obligation Type:	Internal Loans
Principal:	200,000
Interest:	0
Total:	200,000
Annual Appropriation?:	No
Date Incurred:	01/20/2022
FY of Last Payment:	2023

Non-Rebates For MUSCATINE CITY SOUTHEND URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	TIF Funded Portion of May 7, 2020 Bond Issue
Tied To Project:	Administrative Expenses
TIF Expenditure Amount:	0
Tied To Debt:	TIF Funded Portion of May 7, 2020 Bond Issue
Tied To Project:	Chamber Economic Development Grant
TIF Expenditure Amount:	100,000
Tied To Debt:	TIF Funded Portion of May 7, 2020 Bond Issue
Tied To Project:	Small Business Forgivable Loan Program
TIF Expenditure Amount:	50,000
Tied To Debt:	TIF Funded Portion of May 7, 2020 Bond Issue
Tied To Project:	Code Compliance - Small Bus Forgivable Loan
TIF Expenditure Amount:	100,000
Tied To Debt:	TIF Funded Portion of May 7, 2020 Bond Issue
Tied To Project:	Facade Improvements - Small Business Forgivable Loan
TIF Expenditure Amount:	352,900
Tied To Debt:	TIF Funded Portion of May 7, 2020 Bond Issue
Tied To Project:	2nd Street Streetscaping
TIF Expenditure Amount:	50,000
Tied To Debt:	Riverfront Amphitheater
Tied To Project:	Riverfront Masterplan Project
TIF Expenditure Amount:	50,000
Tied To Debt:	Forgivable Loan - Grandview Ave Businesses
Tied To Project:	Forgivable Loan Program

Rebates For MUSCATINE CITY SOUTHEND URBAN RENEWAL

4701 Highway 61 South

TIF Expenditure Amount:	3,081
Rebate Paid To:	A&E Convenience LLC
Tied To Debt:	A&E Convenience Rebate
Tied To Project:	A&E Convenience LLC Dev. Agreement
Projected Final FY of Rebate:	2022

4815 55th Ave West

TIF Expenditure Amount:	310,584
Rebate Paid To:	Wal-View Developments
Tied To Debt:	Wal-View Developments Rebate
Tied To Project:	Wal-View Developments Dev. Agreement
Projected Final FY of Rebate:	2025

5101 Sevig Street

TIF Expenditure Amount:	177,816
Rebate Paid To:	Wal-View Developments
Tied To Debt:	Wal-View Developments #2 Rebate
Tied To Project:	Wal-View Developments Development Agreement Project #2
Projected Final FY of Rebate:	2027

Jobs For MUSCATINE CITY SOUTHEND URBAN RENEWAL

Project:	Wal-View Developments Dev. Agreement
Company Name:	Wal-View Developments Limited Company/GSTC Logistics
Date Agreement Began:	06/20/2013
Date Agreement Ends:	06/30/2025
Number of Jobs Created or Retained:	25
Total Annual Wages of Required Jobs:	750,000
Total Estimated Private Capital Investment:	18,000,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Wal-View Developments Development Agreement Project #2
Company Name:	Wal-View Developments Limited Company/GSTC Logistics
Date Agreement Began:	12/18/2014
Date Agreement Ends:	06/30/2027
Number of Jobs Created or Retained:	12
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	9,000,000
Total Estimated Cost of Public Infrastructure:	0

♣ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

The 2004 TIF Revenue debt is tied to both the Airport Terminal Building and the Southend Water Extension projects.

256 Characters Left

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

♣ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

TIF Taxing District Data Collection

Local Government Name:	MUSCATINE (70G653)
Urban Renewal Area:	MUSCATINE CITY SOUTHEND URBAN RENEWAL (70006)
TIF Taxing District Name:	MUSCATINE CITY/MUSCATINE SCH/MUSC FIRE/REV SOUTH END UR TIF INCREM
TIF Taxing District Inc. Number:	700094
TIF Taxing District Base Year:	1993
FY TIF Revenue First Received:	1996
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	6,892,560	12,611,581	14,357,820	0	-11,112	36,019,128	0	36,019,128
Taxable	0	3,888,065	11,350,423	12,922,038	0	-11,112	29,613,006	0	29,613,006
Homestead Credits									48

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	14,211,992	21,818,248	11,929,734	9,888,514	314,009

FY 2022 TIF Revenue Received: 378,257

TIF Taxing District Data Collection

Local Government Name:	MUSCATINE (70G653)
Urban Renewal Area:	MUSCATINE CITY SOUTHEND URBAN RENEWAL (70006)
TIF Taxing District Name:	MUSCATINE CITY AG/MUSCATINE SCH/MUSCATINE FD/REV SOUTH END TIF INCREM
TIF Taxing District Inc. Number:	700109
TIF Taxing District Base Year:	1993
FY TIF Revenue First Received:	1996
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	409,580	0	0	0	0	0	409,580	0	409,580
Taxable	344,172	0	0	0	0	0	344,172	0	344,172
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	143,965	265,615	145,224	120,391	2,577

FY 2022 TIF Revenue Received: 3,110

♣ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

TIF Taxing District Data Collection

Local Government Name:	MUSCATINE (70G653)
Urban Renewal Area:	MUSCATINE CITY SOUTHEND URBAN RENEWAL (70006)
TIF Taxing District Name:	MUSCATINE CITY/LOUISA-MUSCATINE SCH/MUSC FIRE/REV SE UR 03 TIF INCREM
TIF Taxing District Inc. Number:	700135
TIF Taxing District Base Year:	2002
FY TIF Revenue First Received:	1996
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	22,746,220	7,496,230	7,582,860	0	-46,300	37,779,010	0	37,779,010
Taxable	0	12,831,000	6,746,607	6,824,574	0	-46,300	26,355,881	0	26,355,881
Homestead Credits									125

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	28,896,825	8,928,485	4,881,895	4,046,590	123,732

FY 2022 TIF Revenue Received: 149,274

TIF Taxing District Data Collection

Local Government Name:	MUSCATINE (70G653)
Urban Renewal Area:	MUSCATINE CITY SOUTHEND URBAN RENEWAL (70006)
TIF Taxing District Name:	MUSCATINE CITY AG/LOUISA-MUSCATINE SCH/MUSCATINE FIRE/SE UR 03 TIF INCREM
TIF Taxing District Inc. Number:	700137
TIF Taxing District Base Year:	2002
FY TIF Revenue First Received:	1996
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	287,120	0	0	0	0	0	287,120	0	287,120
Taxable	241,268	0	0	0	0	0	241,268	0	241,268
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	98,025	189,095	103,415	85,680	1,733

FY 2022 TIF Revenue Received: 2,093

♣ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

TIF Taxing District Data Collection

Local Government Name:	MUSCATINE (70G653)
Urban Renewal Area:	MUSCATINE CITY SOUTHEND URBAN RENEWAL (70006)
TIF Taxing District Name:	MUSCATINE CITY AG/MUSCATINE SCH/MUSCATINE FIRE/REV SE 03 UR TIF INCREM
TIF Taxing District Inc. Number:	700139
TIF Taxing District Base Year:	2002
FY TIF Revenue First Received:	1996
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	885,930	0	0	0	0	0	885,930	0	885,930
Taxable	744,451	0	0	0	0	0	744,451	0	744,451
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	298,840	587,090	320,979	266,111	5,697

FY 2022 TIF Revenue Received: 6,870

TIF Taxing District Data Collection

Local Government Name:	MUSCATINE (70G653)
Urban Renewal Area:	MUSCATINE CITY SOUTHEND URBAN RENEWAL (70006)
TIF Taxing District Name:	MUSCATINE CITY/MUSCATINE SCH/MUSC FIRE/REV SE UR 03 TIF INCREM
TIF Taxing District Inc. Number:	700141
TIF Taxing District Base Year:	2002
FY TIF Revenue First Received:	1996
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	7,006,420	5,710,400	8,393,320	0	-7,408	21,202,862	0	21,202,862
Taxable	0	3,952,276	5,139,360	7,553,988	0	-7,408	16,705,804	0	16,705,804
Homestead Credits									29

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	15,008,020	6,202,250	3,391,238	2,811,012	89,264

FY 2022 TIF Revenue Received: 107,689

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TIF Taxing District Data Collection

Local Government Name:	MUSCATINE (70G653)
Urban Renewal Area:	MUSCATINE CITY SOUTHEND URBAN RENEWAL (70006)
TIF Taxing District Name:	MUSCATINE CITY/MUSC SCH/MUSC FIRE/REV SE W-VIEW UR TIF INCREM
TIF Taxing District Inc. Number:	700192
TIF Taxing District Base Year:	2013
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	0	0	21,936,310	0	0	0	21,936,310	0	21,936,310
Taxable	0	0	19,742,679	0	0	0	19,742,679	0	19,742,679
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	161,040	19,742,679	9,988,272	9,754,407	309,751

FY 2022 TIF Revenue Received: 317,177

TIF Taxing District Data Collection

Local Government Name:	MUSCATINE (70G653)
Urban Renewal Area:	MUSCATINE CITY SOUTHEND URBAN RENEWAL (70006)
TIF Taxing District Name:	MUSCATINE CITY/MUSC SCH/MUSC FIRE/REV SE WAL-VIEW II INCREM
TIF Taxing District Inc. Number:	700215
TIF Taxing District Base Year:	2015
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	0	0	10,713,270	0	0	0	10,713,270	0	10,713,270
Taxable	0	0	9,641,943	0	0	0	9,641,943	0	9,641,943
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	310,200	9,641,943	5,716,558	3,925,385	124,650

FY 2022 TIF Revenue Received: 181,529

♣ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

TIF Taxing District Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY SOUTHEND URBAN RENEWAL (70006)
 TIF Taxing District Name: MUSCATINE CITY/MUSC SCH/MUSC FIRE/REV SE UNION TANK INCREM
 TIF Taxing District Inc. Number: 700217

TIF Taxing District Base Year: 2015

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	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	2,745,870	0	0	0	0

FY 2022 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE MALL URBAN RENEWAL
 UR Area Number: 70012

UR Area Creation Date: 12/2006

UR Area Purpose: To provide assistance to the owner of the Muscatine Mall to undertake the development, renovation, and improvement of the Mall and adjacent commercial outlots.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
MUSCATINE CITY/MUSCATINE SCH/MUSC FIRE MUSC MALL UR TIF INCREM	700155	700156	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	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
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: 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: 0 0 **Amount of 06-30-2022 Cash Balance Restricted for LMI**

◆ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

Due to a change in ownership of the Muscatine Mall, the City reached an agreement with the former owners to terminate the agreement. The FY 17 payment was the final payment on this rebate agreement. This TIF fund was closed out in FY 19.

256 Characters Left

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

TIF Taxing District Data Collection

Local Government Name:	MUSCATINE (70G653)
Urban Renewal Area:	MUSCATINE MALL URBAN RENEWAL (70012)
TIF Taxing District Name:	MUSCATINE CITY/MUSCATINE SCH/MUSC FIRE MUSC MALL UR TIF INCREM
TIF Taxing District Inc. Number:	700156
TIF Taxing District Base Year:	2007
FY TIF Revenue First Received:	2010
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2029

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2006

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	9,216,520	0	0	0	0

FY 2022 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

Urban Renewal Area Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY NORTHEAST CEDAR DEVELOPMENT URBAN RENEWAL
 UR Area Number: 70013

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
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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	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:	66,303	0	Amount of 07-01-2021 Cash Balance Restricted for LMI
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TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	67
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	67

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:	66,370	0	Amount of 06-30-2022 Cash Balance Restricted for LMI
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♣ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

Urban Renewal Area Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY HEINZ INDUSTRIAL URBAN RENEWAL
 UR Area Number: 70014

UR Area Creation Date: 01/2010

UR Area Purpose: To foster industrial development and job retention in this area in accordance with local community objectives.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
MUSCATINE CITY/MUSC SCH/MUSC FIRE/HEINZ 2014 UR TIF INCREM	700189	700190	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	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021: 4,890 0 **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 5
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 5

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: 4,895 0 **Amount of 06-30-2022 Cash Balance Restricted for LMI**

Projects For MUSCATINE CITY HEINZ INDUSTRIAL URBAN RENEWAL

H.J. Heinz Dev Agreement 2-20-14

Description:	Payments to H.J. Heinz
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

Administrative Expenses

Description:	Payments to GEneral Fund for Administrative Expenses
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For MUSCATINE CITY HEINZ INDUSTRIAL URBAN RENEWAL

H.J. Heinz Rebate

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	02/20/2014
FY of Last Payment:	2021

Administrative Expenses

Debt/Obligation Type:	Internal Loans
Principal:	4,900
Interest:	0
Total:	4,900
Annual Appropriation?:	No
Date Incurred:	11/04/2021
FY of Last Payment:	2023

Rebates For MUSCATINE CITY HEINZ INDUSTRIAL URBAN RENEWAL

Heinz Plant 1357 Isett Avenue

TIF Expenditure Amount:	0
Rebate Paid To:	H,J. Heinz Company LP
Tied To Debt:	H.J. Heinz Rebate
Tied To Project:	H.J. Heinz Dev Agreement 2-20-14
Projected Final FY of Rebate:	2021

Jobs For MUSCATINE CITY HEINZ INDUSTRIAL URBAN RENEWAL

Project:	H.J. Heinz Dev Agreement 2-20-14
Company Name:	H.J. Heinz L.P.
Date Agreement Began:	02/20/2014
Date Agreement Ends:	06/30/2021
Number of Jobs Created or Retained:	106
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	24,000,000
Total Estimated Cost of Public Infrastructure:	0

♣ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

The 5th and final payment on this TIF agreement was made in FY 2021.

256 Characters Left

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

TIF Taxing District Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY HEINZ INDUSTRIAL URBAN RENEWAL (70014)
 TIF Taxing District Name: MUSCATINE CITY/MUSC SCH/MUSC FIRE/HEINZ 2014 UR TIF INCREM
 TIF Taxing District Inc. Number: 700190
 TIF Taxing District Base Year: 2014
 FY TIF Revenue First Received: 2017
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2036

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2014

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	9,843,960	0	0	0	0

FY 2022 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY FRIDLEY THEATRES URBAN RENEWAL
 UR Area Number: 70016

UR Area Creation Date: 04/2012

UR Area Purpose: To provide economic development assistance to develop this area including new public infrastructure to support commercial development. The Fridley Theaters Inc. Project will add diversity and generate new opportunities and benefits by creating new jobs.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MUSCATINE CITY/MUSC SCH/MUSC FIRE/FRIDLEY UR INCREM	700185	700186	2,135,857

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	2,976,000	0	0	0	2,976,000	0	2,976,000
Taxable	0	0	2,678,400	0	0	0	2,678,400	0	2,678,400
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021: 37,593 0 **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 67,825
 TIF Sp. Revenue Fund Interest: 24
 Property Tax Replacement Claims 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 67,849

Rebate Expenditures: 59,681
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 59,681

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022: 45,761 0 **Amount of 06-30-2022 Cash Balance Restricted for LMI**

Projects For MUSCATINE CITY FRIDLEY THEATRES URBAN RENEWAL

Fridley Theaters Dev Agreement

Description:	Payments to R.L. Fridley Theaters Inc.
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For MUSCATINE CITY FRIDLEY THEATRES URBAN RENEWAL

R.L. Fridley Theaters Inc. Rebate

Debt/Obligation Type:	Rebates
Principal:	1,097,632
Interest:	0
Total:	1,097,632
Annual Appropriation?:	No
Date Incurred:	06/21/2012
FY of Last Payment:	2030

Rebates For MUSCATINE CITY FRIDLEY THEATRES URBAN RENEWAL

3611 Palms Driver

TIF Expenditure Amount:	59,681
Rebate Paid To:	R.L. Fridley Theaters Inc.
Tied To Debt:	R.L. Fridley Theaters Inc. Rebate
Tied To Project:	Fridley Theaters Dev Agreement
Projected Final FY of Rebate:	2030

Jobs For MUSCATINE CITY FRIDLEY THEATRES URBAN RENEWAL

Project:	Fridley Theaters Dev Agreement
	R.L. Fridley Theatres, Inc. and
Company Name:	Fridley Properties, LLC
Date Agreement Began:	06/21/2012
Date Agreement Ends:	06/30/2030
Number of Jobs Created or Retained:	20
Total Annual Wages of Required Jobs:	175,000
Total Estimated Private Capital Investment:	4,000,000
Total Estimated Cost of Public Infrastructure:	1,553,228

◆ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

FY 2020/2021 was the 6th year of the 15 year rebate period for Fridley Theaters.

256 Characters Left

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

TIF Taxing District Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY FRIDLEY THEATRES URBAN RENEWAL (70016)
 TIF Taxing District Name: MUSCATINE CITY/MUSC SCH/MUSC FIRE/FRIDLEY UR INCREM
 TIF Taxing District Inc. Number: 700186
 TIF Taxing District Base Year: 2011
 FY TIF Revenue First Received: 2015
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2034

	UR Designation
Slum	No
Blighted	No
Economic Development	06/2012

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	0	2,976,000	0	0	0	2,976,000	0	2,976,000
Taxable	0	0	2,678,400	0	0	0	2,678,400	0	2,678,400
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	148,920	2,678,400	2,135,857	542,543	17,228

FY 2022 TIF Revenue Received: 67,825

▲ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

Urban Renewal Area Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY RIVERVIEW REINVESTMENT DISTRICT URBAN RENEWAL
 UR Area Number: 70018

UR Area Creation Date: 12/2014

UR Area Purpose: To provide economic development assistance to develop a new downtown hotel and conference center. The Hotel project will add diversity and generate new opportunities and benefits for Muscatine and Iowa economies including creating new jobs.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MUSCATINE CITY/MUSC SCH/MUSC FIRE/RIVERVIEW HOTEL UR TIF INCREM	700198	700199	20,857,000

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	2,833,210	21,717,499	0	0	-3,704	24,728,016	0	24,728,016
Taxable	0	1,598,196	19,545,750	0	0	-3,704	21,262,424	0	21,262,424
Homestead Credits									4

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021: 1,233 0 **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 662,315
 TIF Sp. Revenue Fund Interest: 56
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 662,371

Rebate Expenditures: 662,315
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 662,315

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022: 1,289 0 **Amount of 06-30-2022 Cash Balance Restricted for LMI**

Projects For MUSCATINE CITY RIVERVIEW REINVESTMENT DISTRICT URBAN RENEWAL

Riverview Hotel Development Project

Description:	Hotel and Conference Facility
Classification:	Commercial - hotels and conference centers
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For MUSCATINE CITY RIVERVIEW REINVESTMENT DISTRICT URBAN RENEWAL

Riverview Hotel Development Agreement

Debt/Obligation Type:	Rebates
Principal:	4,911,149
Interest:	0
Total:	4,911,149
Annual Appropriation?:	Yes
Date Incurred:	12/18/2014
FY of Last Payment:	2038

Rebates For MUSCATINE CITY RIVERVIEW REINVESTMENT DISTRICT URBAN RENEWAL

119 W. Mississippi Drive

TIF Expenditure Amount:	662,315
Rebate Paid To:	Riverview Hotel Development
Tied To Debt:	Riverview Hotel Development Agreement
Tied To Project:	Riverview Hotel Development Project
Projected Final FY of Rebate:	2039

Jobs For MUSCATINE CITY RIVERVIEW REINVESTMENT DISTRICT URBAN RENEWAL

Project:	Riverview Hotel Development
Company Name:	Project
Date Agreement Began:	Riverview Hotel Development
Date Agreement Ends:	12/18/2014
Number of Jobs Created or Retained:	06/01/2038
Total Annual Wages of Required Jobs:	70
Total Estimated Private Capital Investment:	1,888,000
Total Estimated Cost of Public Infrastructure:	41,000,000
	0

▲ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

FY 2020/2021 rebate is the second rebate year under this 20-year agreement.

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

▲ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

TIF Taxing District Data Collection

Local Government Name:	MUSCATINE (70G653)
Urban Renewal Area:	MUSCATINE CITY RIVERVIEW REINVESTMENT DISTRICT URBAN RENEWAL (70018)
TIF Taxing District Name:	MUSCATINE CITY/MUSC SCH/MUSC FIRE/RIVERVIEW HOTEL UR TIF INCREM
TIF Taxing District Inc. Number:	700199
TIF Taxing District Base Year:	2014
FY TIF Revenue First Received:	2020
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2039

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2014

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	2,833,210	21,717,499	0	0	-3,704	24,728,016	0	24,728,016
Taxable	0	1,598,196	19,545,750	0	0	-3,704	21,262,424	0	21,262,424
Homestead Credits									4

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	3,874,720	20,857,000	20,857,000	0	0

FY 2022 TIF Revenue Received: 662,315

♣ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

Urban Renewal Area Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY NORTH UNIVERSITY URBAN RENEWAL
 UR Area Number: 70019

UR Area Creation Date: 12/2014

UR Area Purpose: Economic development assistance
 in the form of tax increment rebate
 payments to the HNI Corporation
 to assist in the expansion of their
 facilities in this area.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MUSCATINE CITY/MUSC SCH/MUSC FIRE/HNI UR INCREM	700222	700223	2,512,773

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	16,986,010	0	0	16,986,010	0	16,986,010
Taxable	0	0	0	15,287,409	0	0	15,287,409	0	15,287,409
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021: **8,034** **0** **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 79,793
 TIF Sp. Revenue Fund Interest: 14
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 79,807

Rebate Expenditures: 76,560
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 76,560

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022: **11,281** **0** **Amount of 06-30-2022 Cash Balance Restricted for LMI**

Projects For MUSCATINE CITY NORTH UNIVERSITY URBAN RENEWAL

HNI Development Agreement

Description:	Payments to HNI Corporation
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For MUSCATINE CITY NORTH UNIVERSITY URBAN RENEWAL

HNI Corp Rebate Payments

Debt/Obligation Type:	Rebates
Principal:	3,666,821
Interest:	0
Total:	3,666,821
Annual Appropriation?:	Yes
Date Incurred:	02/09/2017
FY of Last Payment:	2029

Rebates For MUSCATINE CITY NORTH UNIVERSITY URBAN RENEWAL

505 Ford Avenue

TIF Expenditure Amount:	76,560
Rebate Paid To:	HNI Corporation
Tied To Debt:	HNI Corp Rebate Payments
Tied To Project:	HNI Development Agreement
Projected Final FY of Rebate:	2029

♣ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

The project went on the tax rolls as of 1-1-18 with the first rebate payment in FY 2019/2020. The agreement provides for a 50% rebate for a 10-year period to a maximum of \$3,811,000.

256 Characters Left

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

♣ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

TIF Taxing District Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY NORTH UNIVERSITY URBAN RENEWAL (70019)
 TIF Taxing District Name: MUSCATINE CITY/MUSC SCH/MUSC FIRE/HNI UR INCREM
 TIF Taxing District Inc. Number: 700223
 TIF Taxing District Base Year: 2016
 FY TIF Revenue First Received: 2020
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 statutorily ends: 2039

	UR Designation
Slum	No
Blighted	No
Economic Development	02/2017

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	16,986,010	0	0	16,986,010	0	16,986,010
Taxable	0	0	0	15,287,409	0	0	15,287,409	0	15,287,409
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	11,595,210	5,390,800	2,512,773	2,878,027	91,392

FY 2022 TIF Revenue Received: 79,793

Urban Renewal Area Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY WHITE DIST URBAN RENEWAL
 UR Area Number: 70020

UR Area Creation Date: 03/2018

UR Area Purpose: Economic development assistance in the form of tax increment rebate payments to White Distribution and Supply LLC (WDS) to assist in the expansion of their facilities in Muscatine.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MUSCATINE CITY/MUSC SCH/MUSC FIRE/WHITE DIST UR INCREM	700224	700225	1,696,122

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	6,624,220	0	0	0	6,624,220	0	6,624,220
Taxable	0	0	5,961,798	0	0	0	5,961,798	0	5,961,798
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021: **5,187** **0** **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 53,860
 TIF Sp. Revenue Fund Interest: 15
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 53,875

Rebate Expenditures: 50,129
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 50,129

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022: **8,933** **0** **Amount of 06-30-2022 Cash Balance Restricted for LMI**

Projects For MUSCATINE CITY WHITE DIST URBAN RENEWAL

White Distribution & Supply Development Agreement

Description:	TIF Rebate Economic Development Payments to WDS
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For MUSCATINE CITY WHITE DIST URBAN RENEWAL

White Distribution & Spply Rebate Payments

Debt/Obligation Type:	Rebates
Principal:	396,977
Interest:	0
Total:	396,977
Annual Appropriation?:	Yes
Date Incurred:	03/15/2018
FY of Last Payment:	2030

Rebates For MUSCATINE CITY WHITE DIST URBAN RENEWAL

3702 Park Avenue

TIF Expenditure Amount:	50,129
Rebate Paid To:	White Distributing Supply Inc
Tied To Debt:	White Distribution & Spply Rebate Payments
Tied To Project:	White Distribution & Supply Development Agreement
Projected Final FY of Rebate:	2030

Jobs For MUSCATINE CITY WHITE DIST URBAN RENEWAL

Project:	White Distribution & Supply
Company Name:	Development Agreement
Date Agreement Began:	White Distribution & Supply LLC
Date Agreement Ends:	03/15/2018
Number of Jobs Created or Retained:	06/30/2030
Total Annual Wages of Required Jobs:	15
Total Estimated Private Capital Investment:	0
Total Estimated Cost of Public Infrastructure:	6,000,000
	0

◆ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

The White Distribution project went on the tax rolls as of 1-1-19. The first rebate payment was made in in 2020/2021.

256 Characters Left

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

TIF Taxing District Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY WHITE DIST URBAN RENEWAL (70020)
 TIF Taxing District Name: MUSCATINE CITY/MUSC SCH/MUSC FIRE/WHITE DIST UR INCREM
 TIF Taxing District Inc. Number: 700225
 TIF Taxing District Base Year: 2018
 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	0	0	6,624,220	0	0	0	6,624,220	0	6,624,220
Taxable	0	0	5,961,798	0	0	0	5,961,798	0	5,961,798
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	2,941,350	3,682,870	1,696,122	1,986,748	63,089

FY 2022 TIF Revenue Received: 53,860

▲ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

Urban Renewal Area Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY OAK PARK URBAN RENEWAL AREA
 UR Area Number: 70021

UR Area Creation Date: 07/2018

UR Area Purpose: To provide economic development assistance to developers of a senior living complex affordable to low and moderate income seniors consisting of 16 triplexes and a clubhouse.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MUSCATINE CITY/MUSC SCH/MUSC FIRE/OAK PARK URB REN TIF INCREM	700229	700230	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	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
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: 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: 0 0 **Amount of 06-30-2022 Cash Balance Restricted for LMI**

Projects For MUSCATINE CITY OAK PARK URBAN RENEWAL AREA

TIF Oak Park Inc. and JNB Oak Park LP Development Agreement

Description:	TIF Oak Park and JNB Oak Park Rebate
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For MUSCATINE CITY OAK PARK URBAN RENEWAL AREA

TIF Oak Park and JNB Oak Park Development Agreement

Debt/Obligation Type:	Rebates
Principal:	497,445
Interest:	0
Total:	497,445
Annual Appropriation?:	Yes
Date Incurred:	04/04/2019
FY of Last Payment:	2037

▲ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

This development agreement provides for TIF rebates for a 15 year period up to a maximum amount of \$497,445. The project completed in FY 2021. First rebate will be made in FY 23.

256 Characters Left

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

TIF Taxing District Data Collection

Local Government Name:	MUSCATINE (70G653)
Urban Renewal Area:	MUSCATINE CITY OAK PARK URBAN RENEWAL AREA (70021)
TIF Taxing District Name:	MUSCATINE CITY/MUSC SCH/MUSC FIRE/OAK PARK URB REN TIF INCREM
TIF Taxing District Inc. Number:	700230
TIF Taxing District Base Year:	2019
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	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	61,440	0	0	0	0

FY 2022 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

Urban Renewal Area Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY ARBOR COMMONS URBAN RENEWAL
 UR Area Number: 70022

UR Area Creation Date: 11/2018

UR Area Purpose: To provide economic development assistance to the developer of a new residential subdivision to assist in funding costs of the public infrastructure for this subdivision.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MUSCATINE CITY/MUSC SCH/MUSC FIRE/ARBOR COMMONS URB REN TIF INCREM	700231	700232	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	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
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:	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: 0 0 **Amount of 06-30-2022 Cash Balance Restricted for LMI**

Projects For MUSCATINE CITY ARBOR COMMONS URBAN RENEWAL

NPSW Enterprises New Housing Subdivision Development Agreement

Description:	NPSW Rebate for Arbor Commons Public infrastructure
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For MUSCATINE CITY ARBOR COMMONS URBAN RENEWAL

NPSW TIF Rebate Agreement

Debt/Obligation Type:	Rebates
Principal:	750,000
Interest:	0
Total:	750,000
Annual Appropriation?:	Yes
Date Incurred:	12/06/2018
FY of Last Payment:	2043

♣ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

This development agreement provides for a rebate up to the cost of the public infrastructure to a max of \$750,000 and that the developer can complete the project in up to 3 phases with each phase having a 10 year rebate period. Max total years is 20.

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

♣ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

TIF Taxing District Data Collection

Local Government Name:	MUSCATINE (70G653)
Urban Renewal Area:	MUSCATINE CITY ARBOR COMMONS URBAN RENEWAL (70022)
TIF Taxing District Name:	MUSCATINE CITY/MUSC SCH/MUSC FIRE/ARBOR COMMONS URB REN TIF INCREM
TIF Taxing District Inc. Number:	700232
TIF Taxing District Base Year:	2019
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	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	58,400	0	0	0	0

FY 2022 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY HERSHEY BUILDING URBAN RENEWAL
 UR Area Number: 70023

UR Area Creation Date: 04/2019

UR Area Purpose: Economic development assistance and blight alleviation for the redevelopment of the Hershey Building into a mixed use building including multi-residential and/or commercial/retail units to be owned and operated by the developer.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MUSCATINE CITY/MUSC SCH/MUSC FIRE/HERSHEY BLDG URB REN TIF INCREM	700233	700234	2,915,851

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	1,180,979	0	0	0	3,926,120	0	3,926,120
Taxable	0	0	1,062,881	0	0	0	2,915,851	0	2,915,851
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: 95,596
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 95,596

Rebate Expenditures: 92,593
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 92,593

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022: 3,003 0 **Amount of 06-30-2022 Cash Balance Restricted for LMI**

Projects For MUSCATINE CITY HERSHEY BUILDING URBAN RENEWAL

Bush Development LLC and Hershey Property LLC Development Agreement

Description:	Bush Development and Hershey Property Tlf Rebate
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For MUSCATINE CITY HERSHEY BUILDING URBAN RENEWAL

Bush Development and Hershey Property TIF Rebate

Debt/Obligation Type:	Rebates
Principal:	700,000
Interest:	0
Total:	700,000
Annual Appropriation?:	Yes
Date Incurred:	05/02/2019
FY of Last Payment:	2031

Rebates For MUSCATINE CITY HERSHEY BUILDING URBAN RENEWAL

Hershey Building

TIF Expenditure Amount:	92,593
Rebate Paid To:	Bush Developement and Hershey Property
Tied To Debt:	Bush Development and Hershey Property TIF Rebate
Tied To Project:	Bush Development LLC and Hershey Property LLC Development Agreement
Projected Final FY of Rebate:	2031

◆ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

The development agreement for this project provides for 10 years of TIF rebates to a maximum of \$700,000. The first rebate will be made in FY 2021/2022.

256 Characters Left

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

♦ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

TIF Taxing District Data Collection

Local Government Name: MUSCATINE (70G653)

Urban Renewal Area: MUSCATINE CITY HERSHEY BUILDING URBAN RENEWAL (70023)

TIF Taxing District Name: MUSCATINE CITY/MUSC SCH/MUSC FIRE/HERSHEY BLDG URB REN TIF INCREM

TIF Taxing District Inc. Number: 700234

TIF Taxing District Base Year: 2019

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	0	0	1,180,979	0	0	0	3,926,120	0	3,926,120
Taxable	0	0	1,062,881	0	0	0	2,915,851	0	2,915,851
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	862,460	2,915,851	2,915,851	0	0

FY 2022 TIF Revenue Received: 95,596

▲ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

Urban Renewal Area Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE COLORADO SENIOR LOFTS URBAN RENEWAL
 UR Area Number: 70024

UR Area Creation Date: 02/2021

UR Area Purpose: To provide economic developemnt assistance to developers of a senior living complex, consisting of 51 units, to low and moderate income seniors.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
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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	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
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
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TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	0

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:	0	0	Amount of 06-30-2022 Cash Balance Restricted for LMI
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Projects For MUSCATINE COLORADO SENIOR LOFTS URBAN RENEWAL

Colorado Senior Lofts

Description:	Colorado Senior Lofts
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For MUSCATINE COLORADO SENIOR LOFTS URBAN RENEWAL

Colorado Senior Lofts

Debt/Obligation Type:	Rebates
Principal:	460,000
Interest:	0
Total:	460,000
Annual Appropriation?:	Yes
Date Incurred:	02/04/2021
FY of Last Payment:	2034

▲ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

The development agreement for this project provides for 10 years of TIF rebates to a maximum of \$460,000. The first rebate will be made in FY 2024/2025.

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

♣ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

Urban Renewal Area Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE STEAMBOAT APARTMENTS URBAN RENEWAL
 UR Area Number: 70025

UR Area Creation Date: 02/2021

UR Area Purpose: To provide economic development assistance to developers of an apartment complex affordable to low and moderate income families. Complex will consist of forty-two rental units.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
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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	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
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
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TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	0

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:	0	0	Amount of 06-30-2022 Cash Balance Restricted for LMI
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Projects For MUSCATINE STEAMBOAT APARTMENTS URBAN RENEWAL

Steamboat Apartments

Description:	Steamboat Apartments
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For MUSCATINE STEAMBOAT APARTMENTS URBAN RENEWAL

JNB Family 1, LP

Debt/Obligation Type:	Rebates
Principal:	460,000
Interest:	0
Total:	460,000
Annual Appropriation?:	Yes
Date Incurred:	03/18/2021
FY of Last Payment:	2039

Income Housing For MUSCATINE STEAMBOAT APARTMENTS URBAN RENEWAL

Amount of FY 2022 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
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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

The development agreement for this project provides for 15 years of TIF rebates to a maximum of \$460,000. The first rebate will be made in FY 2024/2025.

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