

# Annual Urban Renewal Report, Fiscal Year 2022 - 2023

## Levy Authority Summary

Local Government Name: MASON CITY  
Local Government Number: 17G145

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
MASON CITY FOREST PARK URBAN RENEWAL	17006	2
MASON CITY UNIFIED URBAN RENEWAL	17010	25
MASON CITY DOWNTOWN REINVESTMENT URA	17026	2
MASON CITY SOUTHSIDE GATEWAY URA	17027	4

**TIF Debt Outstanding:** 15,323,616

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:</b>	<b>1,863,650</b>	<b>0</b>	<b>Amount of 07-01-2022 Cash Balance Restricted for LMI</b>
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TIF Revenue:	1,453,055		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	225,833		
<b>Total Revenue:</b>	<b>1,678,888</b>		

Rebate Expenditures:	610,409		
Non-Rebate Expenditures:	2,881,272		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>3,491,681</b>		

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:</b>	<b>50,857</b>	<b>0</b>	<b>Amount of 06-30-2023 Cash Balance Restricted for LMI</b>
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**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance:** 11,781,078

# ♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

## Urban Renewal Area Data Collection

Local Government Name: MASON CITY (17G145)  
 Urban Renewal Area: MASON CITY FOREST PARK URBAN RENEWAL  
 UR Area Number: 17006

UR Area Creation Date: 07/1993

UR Area Purpose: See Plan

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MASON CITY CITY/MASON CITY SCH/FOREST PARK INCREM	170103	170102	0
MASON CITY CITY/MASON CITY SCH/FOREST PARK INCREM	170163	170164	0

## Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,505,520	19,515,820	0	0	-1,852	21,019,488	0	21,019,488
Taxable	0	814,937	17,564,238	0	0	-1,852	18,377,323	0	18,377,323
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:** 4,438 0 **Amount of 07-01-2022 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 06-30-2023:** 4,438 0 **Amount of 06-30-2023 Cash Balance Restricted for LMI**

## Projects For MASON CITY FOREST PARK URBAN RENEWAL

### Crescent Park Maintenance

Description:	Lawn care for Crescent Park
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

### Riverwalk Improvements

Description:	Construct Riverwalk along Willow Creek
	Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	No
Payments Complete:	No

### Neighborhood Housing Stabilization

Description:	Provide assistance to LMI Homeowners
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

### Neighborhood Housing Infrastructure

Description:	Provide infrastructure improvements in LMI targeted neighborhoods
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For MASON CITY FOREST PARK URBAN RENEWAL

Crescent Park Maintanence Payment

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	07/01/2016
FY of Last Payment:	2021

**Non-Rebates For MASON CITY FOREST PARK URBAN RENEWAL**

TIF Expenditure Amount:	0
Tied To Debt:	Crescent Park Maintenance Payment
Tied To Project:	Crescent Park Maintenance

## ♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

### TIF Taxing District Data Collection

Local Government Name: MASON CITY (17G145)  
 Urban Renewal Area: MASON CITY FOREST PARK URBAN RENEWAL (17006)  
 TIF Taxing District Name: MASON CITY CITY/MASON CITY SCH/FOREST PARK INCREM  
 TIF Taxing District Inc. Number: 170102  
 TIF Taxing District Base Year: 1992  
 FY TIF Revenue First Received: 1993  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1994

#### TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,505,520	18,029,350	0	0	-1,852	19,533,018	0	19,533,018
Taxable	0	814,937	16,226,415	0	0	-1,852	17,039,500	0	17,039,500
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	5,190,709	14,344,161	0	14,344,161	485,748

FY 2023 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: MASON CITY (17G145)  
 Urban Renewal Area: MASON CITY FOREST PARK URBAN RENEWAL (17006)  
 TIF Taxing District Name: MASON CITY CITY/MASON CITY SCH/FOREST PARK INCREM  
 TIF Taxing District Inc. Number: 170164  
 TIF Taxing District Base Year: 2000  
 FY TIF Revenue First Received: 2001  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2021

UR Designation	
Slum	No
Blighted	No
Economic Development	06/1997

#### TIF Taxing District Value by Class - 1/1/2021 for FY 2023

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

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	46,475	1,337,823	0	1,337,823	45,304

FY 2023 TIF Revenue Received: 0

## Urban Renewal Area Data Collection

Local Government Name: MASON CITY (17G145)  
 Urban Renewal Area: MASON CITY UNIFIED URBAN RENEWAL  
 UR Area Number: 17010

UR Area Creation Date: 07/1993

UR Area Purpose: See Plan

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MASON CITY CITY/MASON CITY SCH/UNIFIED - COMMUNITY GROWTH INCREM	170078	170079	0
MASON CITY CITY/MASON CITY SCH/UNIFIED - WESTSIDE INCREM	170119	170121	0
MASON CITY CITY AG/MASON CITY SCH/UNIFIED - COMMUNITY GROWTH INCREM	170117	170126	0
MASON CITY CITY AG/MASON CITY SCH/UNIFIED - WESTSIDE INCREM	170120	170128	0
LAKE TWP/MASON CITY SCH/UNIFIED - S EISENHOWER INCREM	170109	170130	0
MASON CITY CITY AG/MASON CITY SCH/UNIFIED - S EISENHOWER INCREM	170106	170131	0
MASON TWP/MASON CITY SCH/UNIFIED - S EISENHOWER INCREM	170110	170132	0
MASON CITY CITY/MASON CITY SCH/UNIFIED - GATEWAY INCREM	170107	170134	0
MASON CITY CITY AG/MASON CITY SCH/UNIFIED - GATEWAY INCREM	170108	170135	0
MASON TWP/MASON CITY SCH/UNIFIED - GATEWAY INCREM	170111	170136	0
MASON CITY CITY/MASON CITY SCH/UNIFIED - GATEWAY INCREM	170151	170152	0
MASON CITY CITY/MASON CITY SCH/UNIFIED - S EISENHOWER INCREM	170153	170154	0
MASON CITY CITY AG/MASON CITY SCH/UNIFIED - S EISENHOWER INCREM	170155	170156	0
MASON CITY CITY/MASON CITY SCH/UNIFIED - COMMUNITY GROWTH INCREM	170159	170160	0
MASON CITY CITY AG/MASON CITY SCH/UNIFIED - COMMUNITY GROWTH INCREM	170161	170162	0
MASON CITY CITY/MASON CITY SCH/UNIFIED - GATEWAY INCREM	170199	170200	0
MASON CITY CITY AG/MASON CITY SCH/UNIFIED - GATEWAY INCREM	170201	170202	0
MASON TWP/MASON CITY SCH/UNIFIED - GATEWAY INCREM	170203	170204	0
MASON CITY CITY/MASON CITY SCH/UNIFIED - INDUSTRIAL URBAN RENEWAL INCREM	170205	170206	0
MASON CITY CITY AG/MASON CITY SCH/UNIFIED - INDUSTRIAL URBAN RENEWAL INCREM	170207	170208	0
MASON CITY CORP/MASON CITY SCHOOL/MC UNIFIED - AMD 1 INCREMENT	170227	170228	23,426,165
MASON CITY AG/MASON CITY SCHOOL/MC UNIFIED - AMD 1 INCREMENT	170229	170230	0
MASON CITY CORP/MASON CITY SCHOOL/MC UNIFIED - AMD 2 INC	170231	170232	0
MASON CITY CORP AG/MASON CITY SCHOOL/MC UNIFIED - AMD 2 INC	170233	170234	0
MASON CITY CORP/MASON CITY SCH/MC UNIFIED - AMD 7 INC	170251	170252	0

## Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,700,180	69,101,290	305,553,639	63,624,640	0	-155,568	453,513,459	0	453,513,459
Taxable	1,513,863	37,404,707	274,998,279	57,262,176	0	-155,568	379,750,390	0	379,750,390
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:** **1,738,111** **0** **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 782,943  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 155,458  
**Total Revenue: 938,401**

Rebate Expenditures: 543,418  
 Non-Rebate Expenditures: 2,052,824  
 Returned to County Treasurer: 0  
**Total Expenditures: 2,596,242**

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:	80,270	0	Amount of 06-30-2023 Cash Balance Restricted for LMI
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## Projects For MASON CITY UNIFIED URBAN RENEWAL

### Fed Ex TIF Rebate

Description:	Rebate TIF Increment
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

### REG Development Agreement

Description:	Rebate TIF Increment
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	Yes

### Urban Revitalization

Description:	Create Urban Revitalization district
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

### Metalcraft

Description:	Rebate TIF Increment
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	Yes

### Legacy

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

### Cargill Kitchen Solutions

Description:	Rebate TIF Increment
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	Yes

### Hotel/Arena project

Description:	Development agreement
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

### NHANS project

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

Payments Complete:	No
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## Dimensional Graphics

Description:	Rebate TIF Increment
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

## CORL Program

Description:	Commercial development
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

## Kinseth Hotels

Description:	Rebate TIF Increment
Classification:	Commercial - hotels and conference centers
Physically Complete:	Yes
Payments Complete:	No

## Fazio Holdings

Description:	Rebate TIF Increment
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

## MHEC Land Holdings

Description:	Commercial Development
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

## Kraft Foods

Description:	Development Agreement
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

## Downtown Streetscape

Description:	Streetscape development
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

## New Well

Description:	Drill New Well for ED Purposes
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For MASON CITY UNIFIED URBAN RENEWAL

### Fed Ex TIF Rebate

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

### Cargill Kitchens Solutions 2012

Debt/Obligation Type:	Rebates
Principal:	34,394
Interest:	0
Total:	34,394
Annual Appropriation?:	Yes
Date Incurred:	02/21/2012
FY of Last Payment:	2022

### Urban Revitalization

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

### Metalcraft

Debt/Obligation Type:	Rebates
Principal:	76,995
Interest:	0
Total:	76,995
Annual Appropriation?:	Yes
Date Incurred:	07/01/2015
FY of Last Payment:	2022

### Legacy

Debt/Obligation Type:	Rebates
Principal:	35,763
Interest:	0
Total:	35,763
Annual Appropriation?:	Yes
Date Incurred:	10/01/2015
FY of Last Payment:	2022

### REG

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

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

## Dimensional Graphics

Debt/Obligation Type:	Rebates
Principal:	21,066
Interest:	0
Total:	21,066
Annual Appropriation?:	Yes
Date Incurred:	10/01/2015
FY of Last Payment:	2026

## Hotel/Arena

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

## NHANS program

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

## CORL Loan Project

Debt/Obligation Type:	Other Debt
Principal:	1,158,998
Interest:	0
Total:	1,158,998
Annual Appropriation?:	Yes
Date Incurred:	10/06/2016
FY of Last Payment:	2025

## Kinseth Hotels

Debt/Obligation Type:	Rebates
Principal:	351,327
Interest:	0
Total:	351,327
Annual Appropriation?:	Yes
Date Incurred:	06/06/2019
FY of Last Payment:	2028

## Fazio Holdings

Debt/Obligation Type:	Rebates
Principal:	10,421
Interest:	0
Total:	10,421

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

## Kraft Foods

Debt/Obligation Type:	Other Debt
Principal:	902
Interest:	0
Total:	902
Annual Appropriation?:	No
Date Incurred:	04/25/2019
FY of Last Payment:	2020

## Downtown Streetscape

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

## DORL Loan Project

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

## Cargill Kitchen Solutions 2017

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

## Legal & Admin XP

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

## Paving & Utility Projects

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

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

CFT NV Development

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

Drill New Well

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	04/15/2023
FY of Last Payment:	2024

North Iowa Corridor ED Support

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	11/07/2023
FY of Last Payment:	2029

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

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

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

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

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

TIF Expenditure Amount:	90,000
Tied To Debt:	CORL Loan Project
Tied To Project:	CORL Program

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

TIF Expenditure Amount:	2,824
Tied To Debt:	Legal & Admin XP
Tied To Project:	Hotel/Arena project

TIF Expenditure Amount:	1,960,000
Tied To Debt:	Drill New Well
Tied To Project:	New Well

## Rebates For MASON CITY UNIFIED URBAN RENEWAL

### Fed Ex TIF Rebate

TIF Expenditure Amount:	0
Rebate Paid To:	Fed Ex
Tied To Debt:	Fed Ex TIF Rebate
Tied To Project:	Fed Ex TIF Rebate
Projected Final FY of Rebate:	2021

### Cargill Kitchen Solutions 2012

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

### Metalcraft

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

### Legacy

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

### REG

TIF Expenditure Amount:	0
Rebate Paid To:	REG
Tied To Debt:	REG
Tied To Project:	REG Development Agreement
Projected Final FY of Rebate:	2022

### Dimensional Graphics

TIF Expenditure Amount:	21,066
Rebate Paid To:	Dimensional Graphics
Tied To Debt:	Dimensional Graphics
Tied To Project:	Dimensional Graphics
Projected Final FY of Rebate:	2026

### Kinseth Hotels

TIF Expenditure Amount:	351,327
Rebate Paid To:	Kinseth Hotels
Tied To Debt:	Kinseth Hotels
Tied To Project:	Kinseth Hotels
Projected Final FY of Rebate:	2028



Fazio Holdings

TIF Expenditure Amount:	10,421
Rebate Paid To:	Fazio Holdings
Tied To Debt:	Fazio Holdings
Tied To Project:	Fazio Holdings
Projected Final FY of Rebate:	2023

Cargill Kitchen Solutions 2017

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

Kraft Heinz

TIF Expenditure Amount:	902
Rebate Paid To:	Kraft Heinz Foods Company
Tied To Debt:	Kraft Foods
Tied To Project:	Kraft Foods
Projected Final FY of Rebate:	2032

## Jobs For MASON CITY UNIFIED URBAN RENEWAL

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

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

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

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

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

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

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

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

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

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

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

**TIF Taxing District Data Collection**

Local Government Name: MASON CITY (17G145)  
 Urban Renewal Area: MASON CITY UNIFIED URBAN RENEWAL (17010)  
 TIF Taxing District Name: MASON CITY CITY/MASON CITY SCH/UNIFIED - COMMUNITY GROWTH INCREM  
 TIF Taxing District Inc. Number: 170079  
 TIF Taxing District Base Year: 1986  
 FY TIF Revenue First Received: 1987  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2023

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2001

**TIF Taxing District Value by Class - 1/1/2021 for FY 2023**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	26,130	45,127,920	19,362,560	0	0	64,516,610	0	64,516,610
Taxable	0	14,145	40,615,128	17,426,304	0	0	58,055,577	0	58,055,577
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	28,704,103	35,812,507	0	35,812,507	1,212,748

FY 2023 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: MASON CITY (17G145)  
 Urban Renewal Area: MASON CITY UNIFIED URBAN RENEWAL (17010)  
 TIF Taxing District Name: MASON CITY CITY/MASON CITY SCH/UNIFIED - WESTSIDE INCREM  
 TIF Taxing District Inc. Number: 170121  
 TIF Taxing District Base Year: 1993  
 FY TIF Revenue First Received: 1994  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2023

UR Designation	
Slum	No
Blighted	No
Economic Development	06/1993

**TIF Taxing District Value by Class - 1/1/2021 for FY 2023**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	54,802,641	12,944,790	0	0	70,553,260	0	70,553,260
Taxable	0	0	49,322,378	11,650,311	0	0	62,761,406	0	62,761,406
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	22,058,863	48,494,397	0	48,494,397	1,642,205

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	MASON CITY (17G145)
Urban Renewal Area:	MASON CITY UNIFIED URBAN RENEWAL (17010)
TIF Taxing District Name:	MASON CITY CITY AG/MASON CITY SCH/UNIFIED - COMMUNITY GROWTH INCREM
TIF Taxing District Inc. Number:	170126
TIF Taxing District Base Year:	1986
FY TIF Revenue First Received:	1987
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2023

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2001

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	7,690	0	0	0	0	0	7,690	0	7,690
Taxable	6,847	0	0	0	0	0	6,847	0	6,847
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	60,000	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	MASON CITY (17G145)
Urban Renewal Area:	MASON CITY UNIFIED URBAN RENEWAL (17010)
TIF Taxing District Name:	MASON CITY CITY AG/MASON CITY SCH/UNIFIED - WESTSIDE INCREM
TIF Taxing District Inc. Number:	170128
TIF Taxing District Base Year:	1993
FY TIF Revenue First Received:	1994
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2023

UR Designation	
Slum	No
Blighted	No
Economic Development	06/1994

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	91,000	0	0	0	0	0	91,000	0	91,000
Taxable	81,027	0	0	0	0	0	81,027	0	81,027
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	180,672	0	0	0	0

FY 2023 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: MASON CITY (17G145)  
 Urban Renewal Area: MASON CITY UNIFIED URBAN RENEWAL (17010)  
 TIF Taxing District Name: LAKE TWP/MASON CITY SCH/UNIFIED - S EISENHOWER INCREM  
 TIF Taxing District Inc. Number: 170130  
 TIF Taxing District Base Year: 1992  
 FY TIF Revenue First Received: 2010  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2023

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2001

**TIF Taxing District Value by Class - 1/1/2021 for FY 2023**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	415,770	528,350	0	0	0	-1,852	942,268	0	942,268
Taxable	370,208	285,996	0	0	0	-1,852	654,352	0	654,352
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	351,011	593,109	0	593,109	15,358

FY 2023 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: MASON CITY (17G145)  
 Urban Renewal Area: MASON CITY UNIFIED URBAN RENEWAL (17010)  
 TIF Taxing District Name: MASON CITY CITY AG/MASON CITY SCH/UNIFIED - S EISENHOWER INCREM  
 TIF Taxing District Inc. Number: 170131  
 TIF Taxing District Base Year: 1992  
 FY TIF Revenue First Received: 2010  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2023

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2001

**TIF Taxing District Value by Class - 1/1/2021 for FY 2023**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	129,230	0	0	0	0	0	129,230	0	129,230
Taxable	115,068	0	0	0	0	0	115,068	0	115,068
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	148,378	0	0	0	0

FY 2023 TIF Revenue Received: 0

# ◆ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

## TIF Taxing District Data Collection

Local Government Name: MASON CITY (17G145)  
 Urban Renewal Area: MASON CITY UNIFIED URBAN RENEWAL (17010)  
 TIF Taxing District Name: MASON TWP/MASON CITY SCH/UNIFIED - S EISENHOWER INCREM  
 TIF Taxing District Inc. Number: 170132  
 TIF Taxing District Base Year: 1992  
 FY TIF Revenue First Received: 2010  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2023

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2001

### TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	412,270	558,590	0	0	0	0	970,860	0	970,860
Taxable	367,091	302,366	0	0	0	0	669,457	0	669,457
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	328,550	642,310	0	642,310	16,673

FY 2023 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name: MASON CITY (17G145)  
 Urban Renewal Area: MASON CITY UNIFIED URBAN RENEWAL (17010)  
 TIF Taxing District Name: MASON CITY CITY/MASON CITY SCH/UNIFIED - GATEWAY INCREM  
 TIF Taxing District Inc. Number: 170134  
 TIF Taxing District Base Year: 1992  
 FY TIF Revenue First Received: 2007  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2023

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2001

### TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	415,050	10,842,830	0	0	0	11,512,490	0	11,512,490
Taxable	0	224,669	9,758,547	0	0	0	10,145,530	0	10,145,530
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	4,745,030	6,767,460	0	6,767,460	229,172

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	MASON CITY (17G145)
Urban Renewal Area:	MASON CITY UNIFIED URBAN RENEWAL (17010)
TIF Taxing District Name:	MASON CITY CITY AG/MASON CITY SCH/UNIFIED - GATEWAY INCREM
TIF Taxing District Inc. Number:	170135
TIF Taxing District Base Year:	1992
FY TIF Revenue First Received:	2007
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2023

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2001

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	88,880	0	0	0	0	0	88,880	0	88,880
Taxable	79,141	0	0	0	0	0	79,141	0	79,141
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	39,351	49,529	0	49,529	1,258

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	MASON CITY (17G145)
Urban Renewal Area:	MASON CITY UNIFIED URBAN RENEWAL (17010)
TIF Taxing District Name:	MASON TWP/MASON CITY SCH/UNIFIED - GATEWAY INCREM
TIF Taxing District Inc. Number:	170136
TIF Taxing District Base Year:	1992
FY TIF Revenue First Received:	2007
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2023

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2001

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	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 2023	996,823	0	0	0	0

FY 2023 TIF Revenue Received: 0



**TIF Taxing District Data Collection**

Local Government Name: MASON CITY (17G145)  
 Urban Renewal Area: MASON CITY UNIFIED URBAN RENEWAL (17010)  
 TIF Taxing District Name: MASON CITY CITY/MASON CITY SCH/UNIFIED - GATEWAY INCREM  
 TIF Taxing District Inc. Number: 170152  
 TIF Taxing District Base Year: 2004  
 FY TIF Revenue First Received: 2007  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2023

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2001

**TIF Taxing District Value by Class - 1/1/2021 for FY 2023**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	4,748,560	14,177,845	99,680	0	-7,408	19,205,102	0	19,205,102
Taxable	0	2,570,406	12,760,061	89,712	0	-7,408	15,531,617	0	15,531,617
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	13,508,487	5,704,023	0	5,704,023	193,160

FY 2023 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: MASON CITY (17G145)  
 Urban Renewal Area: MASON CITY UNIFIED URBAN RENEWAL (17010)  
 TIF Taxing District Name: MASON CITY CITY/MASON CITY SCH/UNIFIED - S EISENHOWER INCREM  
 TIF Taxing District Inc. Number: 170154  
 TIF Taxing District Base Year: 2009  
 FY TIF Revenue First Received: 2010  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2023

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2001

**TIF Taxing District Value by Class - 1/1/2021 for FY 2023**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	184,070	0	0	0	0	184,070	0	184,070
Taxable	0	99,638	0	0	0	0	99,638	0	99,638
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	144,080	39,990	0	39,990	1,354

FY 2023 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name:	MASON CITY (17G145)
Urban Renewal Area:	MASON CITY UNIFIED URBAN RENEWAL (17010)
TIF Taxing District Name:	MASON CITY CITY AG/MASON CITY SCH/UNIFIED - S EISENHOWER INCREM
TIF Taxing District Inc. Number:	170156
TIF Taxing District Base Year:	2009
FY TIF Revenue First Received:	2010
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2023

	UR Designation
Slum	No
Blighted	No
Economic Development	10/2001

**TIF Taxing District Value by Class - 1/1/2021 for FY 2023**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	66,510	0	0	0	0	0	66,510	0	66,510
Taxable	59,221	0	0	0	0	0	59,221	0	59,221
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	124,645	0	0	0	0

FY 2023 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name:	MASON CITY (17G145)
Urban Renewal Area:	MASON CITY UNIFIED URBAN RENEWAL (17010)
TIF Taxing District Name:	MASON CITY CITY/MASON CITY SCH/UNIFIED - COMMUNITY GROWTH INCREM
TIF Taxing District Inc. Number:	170160
TIF Taxing District Base Year:	2000
FY TIF Revenue First Received:	2000
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2023

	UR Designation
Slum	No
Blighted	No
Economic Development	10/2001

**TIF Taxing District Value by Class - 1/1/2021 for FY 2023**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	26,028,200	47,142,433	7,356,900	0	-51,856	83,520,579	0	83,520,579
Taxable	0	14,089,148	42,428,192	6,621,210	0	-51,856	65,027,828	0	65,027,828
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	25,262,413	58,310,022	0	58,310,022	1,974,599

FY 2023 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name:	MASON CITY (17G145)
Urban Renewal Area:	MASON CITY UNIFIED URBAN RENEWAL (17010)
TIF Taxing District Name:	MASON CITY CITY AG/MASON CITY SCH/UNIFIED - COMMUNITY GROWTH INCREM
TIF Taxing District Inc. Number:	170162
TIF Taxing District Base Year:	2000
FY TIF Revenue First Received:	2001
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2023

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2001

#### TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	224,740	0	0	0	0	0	224,740	0	224,740
Taxable	200,111	0	0	0	0	0	200,111	0	200,111
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	403,347	0	0	0	0

FY 2023 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name:	MASON CITY (17G145)
Urban Renewal Area:	MASON CITY UNIFIED URBAN RENEWAL (17010)
TIF Taxing District Name:	MASON CITY CITY/MASON CITY SCH/UNIFIED - GATEWAY INCREM
TIF Taxing District Inc. Number:	170200
TIF Taxing District Base Year:	2004
FY TIF Revenue First Received:	2007
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2023

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2001

#### TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	3,322,070	7,932,670	0	0	11,254,740	0	11,254,740
Taxable	0	0	2,989,863	7,139,403	0	0	10,129,266	0	10,129,266
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	8,193,640	3,061,100	0	3,061,100	103,660

FY 2023 TIF Revenue Received: 0

# ◆ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

## TIF Taxing District Data Collection

Local Government Name:	MASON CITY (17G145)
Urban Renewal Area:	MASON CITY UNIFIED URBAN RENEWAL (17010)
TIF Taxing District Name:	MASON CITY CITY AG/MASON CITY SCH/UNIFIED - GATEWAY INCREM
TIF Taxing District Inc. Number:	170202
TIF Taxing District Base Year:	2004
FY TIF Revenue First Received:	2007
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2023

	UR Designation
Slum	No
Blighted	No
Economic Development	10/2012

## TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	147,620	0	0	0	0	0	147,620	0	147,620
Taxable	131,442	0	0	0	0	0	131,442	0	131,442
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	147,486	134	0	134	3

FY 2023 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name:	MASON CITY (17G145)
Urban Renewal Area:	MASON CITY UNIFIED URBAN RENEWAL (17010)
TIF Taxing District Name:	MASON TWP/MASON CITY SCH/UNIFIED - GATEWAY INCREM
TIF Taxing District Inc. Number:	170204
TIF Taxing District Base Year:	2004
FY TIF Revenue First Received:	2007
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2023

	UR Designation
Slum	No
Blighted	No
Economic Development	10/2001

## TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	47,250	0	0	0	0	47,250	0	47,250
Taxable	0	25,576	0	0	0	0	25,576	0	25,576
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	250,164	0	0	0	0

FY 2023 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: MASON CITY (17G145)  
 Urban Renewal Area: MASON CITY UNIFIED URBAN RENEWAL (17010)  
 TIF Taxing District Name: MASON CITY CITY/MASON CITY SCH/UNIFIED - INDUSTRIAL URBAN RENEWAL INCREM  
 TIF Taxing District Inc. Number: 170206  
 TIF Taxing District Base Year: 2011  
 FY TIF Revenue First Received: 2002  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2034

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2021

**TIF Taxing District Value by Class - 1/1/2021 for FY 2023**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	48,020	6,834,040	14,559,680	0	0	21,441,740	0	21,441,740
Taxable	0	25,993	6,150,636	13,103,712	0	0	19,280,341	0	19,280,341
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	18,719,430	2,722,310	0	2,722,310	92,188

FY 2023 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: MASON CITY (17G145)  
 Urban Renewal Area: MASON CITY UNIFIED URBAN RENEWAL (17010)  
 TIF Taxing District Name: MASON CITY CITY AG/MASON CITY SCH/UNIFIED - INDUSTRIAL URBAN RENEWAL INCREM  
 TIF Taxing District Inc. Number: 170208  
 TIF Taxing District Base Year: 2011  
 FY TIF Revenue First Received: 2002  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2034

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2021

**TIF Taxing District Value by Class - 1/1/2021 for FY 2023**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	103,900	0	0	0	0	0	103,900	0	103,900
Taxable	92,514	0	0	0	0	0	92,514	0	92,514
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	308,709	0	0	0	0

FY 2023 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name:	MASON CITY (17G145)
Urban Renewal Area:	MASON CITY UNIFIED URBAN RENEWAL (17010)
TIF Taxing District Name:	MASON CITY CORP/MASON CITY SCHOOL/MC UNIFIED - AMD 1 INCREMENT
TIF Taxing District Inc. Number:	170228
TIF Taxing District Base Year:	2011
FY TIF Revenue First Received:	2014
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2034

	UR Designation
Slum	No
Blighted	No
Economic Development	12/2012

### TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	33,900,350	121,633,250	1,368,360	0	-83,340	164,216,132	0	164,216,132
Taxable	0	18,350,336	109,469,925	1,231,524	0	-83,340	133,684,367	0	133,684,367
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	114,691,992	49,607,480	23,426,165	26,181,315	886,599

FY 2023 TIF Revenue Received: 782,943

### TIF Taxing District Data Collection

Local Government Name:	MASON CITY (17G145)
Urban Renewal Area:	MASON CITY UNIFIED URBAN RENEWAL (17010)
TIF Taxing District Name:	MASON CITY AG/MASON CITY SCHOOL/MC UNIFIED - AMD 1 INCREMENT
TIF Taxing District Inc. Number:	170230
TIF Taxing District Base Year:	2011
FY TIF Revenue First Received:	2014
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2034

	UR Designation
Slum	No
Blighted	No
Economic Development	12/2012

### TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	12,570	0	0	0	0	0	12,570	0	12,570
Taxable	11,193	0	0	0	0	0	11,193	0	11,193
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	110,858	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	MASON CITY (17G145)
Urban Renewal Area:	MASON CITY UNIFIED URBAN RENEWAL (17010)
TIF Taxing District Name:	MASON CITY CORP/MASON CITY SCHOOL/MC UNIFIED - AMD 2 INC
TIF Taxing District Inc. Number:	170232
TIF Taxing District Base Year:	2012
FY TIF Revenue First Received:	2015
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2035

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2013

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,078,710	1,670,610	0	0	-11,112	3,738,208	0	3,738,208
Taxable	0	1,125,208	1,503,549	0	0	-11,112	2,617,645	0	2,617,645
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	3,202,110	547,210	0	547,210	18,531

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	MASON CITY (17G145)
Urban Renewal Area:	MASON CITY UNIFIED URBAN RENEWAL (17010)
TIF Taxing District Name:	MASON CITY CORP AG/MASON CITY SCHOOL/MC UNIFIED - AMD 2 INC
TIF Taxing District Inc. Number:	170234
TIF Taxing District Base Year:	2012
FY TIF Revenue First Received:	2015
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2035

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2013

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	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 2023	0	0	0	0	0

FY 2023 TIF Revenue Received: 0

♦ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

# TIF Taxing District Data Collection

Local Government Name: MASON CITY (17G145)

Urban Renewal Area: MASON CITY UNIFIED URBAN RENEWAL (17010)

TIF Taxing District Name: MASON CITY CORP/MASON CITY SCH/MC UNIFIED - AMD 7 INC

TIF Taxing District Inc. Number: 170252

TIF Taxing District Base Year: 2017

FY TIF Revenue First Received: 2020

Subject to a Statutory end date? Yes

Fiscal year this TIF Taxing District

statutorily ends: 2040

	UR Designation
Slum	No
Blighted	No
Economic Development	02/2018

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	538,010	0	0	0	0	538,010	0	538,010
Taxable	0	291,226	0	0	0	0	291,226	0	291,226
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	5,620	291,226	0	291,226	9,862

FY 2023 TIF Revenue Received: 0



# ▲ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

## Urban Renewal Area Data Collection

Local Government Name: MASON CITY (17G145)  
 Urban Renewal Area: MASON CITY DOWNTOWN REINVESTMENT URA  
 UR Area Number: 17026  
 UR Area Creation Date: 10/2015  
 UR Area Purpose: See Plan

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MASON CITY CORP/MASON CITY SCHOOLS/MC DOWNTOWN REINVESTMENT INCR	170238	170239	18,697,820
MASON CITY CITY/MASON CITY SCHOOLS/MC DOWNTOWN REINVESTMENT - AMD 4 - INCREM	170257	170258	548,980

## Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	3,984,830	69,865,332	0	0	-5,556	78,740,816	0	78,740,816
Taxable	0	2,156,988	62,878,811	0	0	-5,556	68,151,576	0	68,151,576
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:** **121,101** **0** **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 520,867  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 70,375  
**Total Revenue: 591,242**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 712,343  
 Returned to County Treasurer: 0  
**Total Expenditures: 712,343**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:** **0** **0** **Amount of 06-30-2023 Cash Balance Restricted for LMI**

# Projects For MASON CITY DOWNTOWN REINVESTMENT URA

## Reinvestment District

Description:	Reinvestment in downtown Hotel/Arena
Classification:	Commercial - hotels and conference centers
Physically Complete:	No
Payments Complete:	No

## Reinvestment District

Description:	Talon Housing Units
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	No
Payments Complete:	No

## Reinvestment District

Description:	Update Urban Renewal Plan
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

## Reinvestment District

Description:	Downtown Revitalization Loan
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

## Reinvestment District

Description:	RCR Arena/Pavillion
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	No

# Debts/Obligations For MASON CITY DOWNTOWN REINVESTMENT URA

## Hotel development agreement

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	08/31/2016
FY of Last Payment:	2025

## Talon Housing Units

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

## Urban Renewal Plan

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

## DoRL Program

Debt/Obligation Type:	Other Debt
Principal:	610,714
Interest:	0
Total:	610,714
Annual Appropriation?:	No
Date Incurred:	07/01/2019
FY of Last Payment:	2025

## RCR Arena Debt Payments

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	10,841,042
Interest:	0
Total:	10,841,042
Annual Appropriation?:	No
Date Incurred:	03/19/2019
FY of Last Payment:	2038

## RCR Design Fees

Debt/Obligation Type:	Other Debt
Principal:	778,676
Interest:	0

Total:	778,676
Annual Appropriation?:	No
Date Incurred:	11/30/2018
FY of Last Payment:	2038

## **SBMC,LLC Mall Redevelopment**

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	06/03/2021
FY of Last Payment:	2035

## Non-Rebates For MASON CITY DOWNTOWN REINVESTMENT URA

TIF Expenditure Amount:	0
Tied To Debt:	Hotel development agreement
Tied To Project:	Reinvestment District

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

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

TIF Expenditure Amount:	257,291
Tied To Debt:	DoRL Program
Tied To Project:	Reinvestment District

TIF Expenditure Amount:	455,052
Tied To Debt:	RCR Arena Debt Payments
Tied To Project:	Reinvestment District

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

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

# ▲ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

## TIF Taxing District Data Collection

Local Government Name: MASON CITY (17G145)  
 Urban Renewal Area: MASON CITY DOWNTOWN REINVESTMENT URA (17026)  
 TIF Taxing District Name: MASON CITY CORP/MASON CITY SCHOOLS/MC DOWNTOWN REINVESTMENT INCR  
 TIF Taxing District Inc. Number: 170239  
 TIF Taxing District Base Year: 2015  
 FY TIF Revenue First Received: 2018  
 Subject to a Statutory end date? No

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

### TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,293,220	58,836,272	0	0	-3,704	64,056,544	0	64,056,544
Taxable	0	700,016	52,952,655	0	0	-3,704	56,154,824	0	56,154,824
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	45,196,614	18,863,634	18,697,820	165,814	5,615

FY 2023 TIF Revenue Received: 520,867

## TIF Taxing District Data Collection

Local Government Name: MASON CITY (17G145)  
 Urban Renewal Area: MASON CITY DOWNTOWN REINVESTMENT URA (17026)  
 TIF Taxing District Name: MASON CITY CITY/MASON CITY SCHOOLS/MC DOWNTOWN REINVESTMENT - AMD 4 - INCREM  
 TIF Taxing District Inc. Number: 170258  
 TIF Taxing District Base Year: 2018  
 FY TIF Revenue First Received: 2021  
 Subject to a Statutory end date? No

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

### TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,691,610	11,029,060	0	0	-1,852	14,684,272	0	14,684,272
Taxable	0	1,456,972	9,926,156	0	0	-1,852	11,996,752	0	11,996,752
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	14,302,958	383,166	548,980	-165,814	-5,615

FY 2023 TIF Revenue Received: 0

# ♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

## Urban Renewal Area Data Collection

Local Government Name: MASON CITY (17G145)  
 Urban Renewal Area: MASON CITY SOUTHSIDE GATEWAY URA  
 UR Area Number: 17027

UR Area Creation Date: 04/2016

UR Area Purpose: See plan

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MASON CITY/MASON CITY SCHOOLS/MC SOUTHSIDE GATEWAY INCR	170240	170241	2,056,443
MASON CITY AG/MASON CITY SCHOOLS/MC SOUTHSIDE GATEWAY INCR	170242	170243	1,690,786
MASON CITY/MASON CITY SCHOOLS/MC SOUTHSIDE GATEWAY INCREM - AMD 1	170253	170254	1,119,937
MASON CITY AG/MASON CITY SCHOOLS/MC SOUTHSIDE GATEWAY INCREM - AMD 1	170255	170256	0

## Urban Renewal Area Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	5,308,020	581,130	2,962,320	21,922,450	0	0	30,773,920	0	30,773,920
Taxable	4,726,328	314,567	2,666,088	19,730,205	0	0	27,437,188	0	27,437,188
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:** 0 0 **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 149,245  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 149,245**

Rebate Expenditures: 66,991  
 Non-Rebate Expenditures: 116,105  
 Returned to County Treasurer: 0  
**Total Expenditures: 183,096**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:** -33,851 0 **Amount of 06-30-2023 Cash Balance Restricted for LMI**



## Projects For MASON CITY SOUTHSIDE GATEWAY URA

### Golden Grain DA

Description:	Development Agreement
Classification:	Agribusiness
Physically Complete:	No
Payments Complete:	No

### South Monroe Paving

Description:	New street for development
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

### Internal Loan

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

## Debts/Obligations For MASON CITY SOUTHSIDE GATEWAY URA

### Golden Grain

Debt/Obligation Type:	Rebates
Principal:	37,761
Interest:	0
Total:	37,761
Annual Appropriation?:	Yes
Date Incurred:	07/01/2019
FY of Last Payment:	2020

### South Monroe Street extension

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

### Legal & Admin XP

Debt/Obligation Type:	Other Debt
Principal:	65,885
Interest:	0
Total:	65,885
Annual Appropriation?:	No
Date Incurred:	08/31/2020
FY of Last Payment:	2021

### Internal Loan

Debt/Obligation Type:	Internal Loans
Principal:	81,146
Interest:	0
Total:	81,146
Annual Appropriation?:	No
Date Incurred:	09/21/2021
FY of Last Payment:	2023

## Non-Rebates For MASON CITY SOUTHSIDE GATEWAY URA

TIF Expenditure Amount:	0
Tied To Debt:	Golden Grain
Tied To Project:	Golden Grain DA
TIF Expenditure Amount:	0
Tied To Debt:	South Monroe Street extension
Tied To Project:	South Monroe Paving
TIF Expenditure Amount:	0
Tied To Debt:	Legal & Admin XP
Tied To Project:	Golden Grain DA
TIF Expenditure Amount:	116,105
Tied To Debt:	Legal & Admin XP
Tied To Project:	Internal Loan

Rebates For MASON CITY SOUTHSIDE GATEWAY URA

Golden Grain

TIF Expenditure Amount:	66,991
Rebate Paid To:	Golden Grain Energy LLC
Tied To Debt:	Golden Grain
Tied To Project:	Golden Grain DA
Projected Final FY of Rebate:	2032

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

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

## ♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

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

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2023

### TIF Taxing District Data Collection

Local Government Name: MASON CITY (17G145)  
 Urban Renewal Area: MASON CITY SOUTHSIDE GATEWAY URA (17027)  
 TIF Taxing District Name: MASON CITY/MASON CITY SCHOOLS/MC SOUTHSIDE GATEWAY INCR  
 TIF Taxing District Inc. Number: 170241  
 TIF Taxing District Base Year: 2015  
 FY TIF Revenue First Received: 2018  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2038

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2016

### TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	581,130	2,962,320	2,800	0	0	3,546,250	0	3,546,250
Taxable	0	314,567	2,666,088	2,520	0	0	2,983,175	0	2,983,175
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	1,530,340	2,015,910	2,056,443	-40,533	-1,373

FY 2023 TIF Revenue Received: 149,245

### TIF Taxing District Data Collection

Local Government Name: MASON CITY (17G145)  
 Urban Renewal Area: MASON CITY SOUTHSIDE GATEWAY URA (17027)  
 TIF Taxing District Name: MASON CITY AG/MASON CITY SCHOOLS/MC SOUTHSIDE GATEWAY INCR  
 TIF Taxing District Inc. Number: 170243  
 TIF Taxing District Base Year: 2015  
 FY TIF Revenue First Received: 2018  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2038

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2016

### TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	5,294,220	0	0	0	0	0	5,294,220	0	5,294,220
Taxable	4,714,040	0	0	0	0	0	4,714,040	0	4,714,040
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	2,060,210	3,234,010	1,690,786	1,543,224	39,193

FY 2023 TIF Revenue Received: 0

## ♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

### TIF Taxing District Data Collection

Local Government Name:	MASON CITY (17G145)
Urban Renewal Area:	MASON CITY SOUTHSIDE GATEWAY URA (17027)
TIF Taxing District Name:	MASON CITY/MASON CITY SCHOOLS/MC SOUTHSIDE GATEWAY INCREM - AMD 1
TIF Taxing District Inc. Number:	170254
TIF Taxing District Base Year:	2018
FY TIF Revenue First Received:	2021
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2041

	UR Designation
Slum	No
Blighted	No
Economic Development	11/2019

### TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	21,919,650	0	0	21,919,650	0	21,919,650
Taxable	0	0	0	19,727,685	0	0	19,727,685	0	19,727,685
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	19,337,950	2,581,700	1,119,937	1,461,763	49,501

FY 2023 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name:	MASON CITY (17G145)
Urban Renewal Area:	MASON CITY SOUTHSIDE GATEWAY URA (17027)
TIF Taxing District Name:	MASON CITY AG/MASON CITY SCHOOLS/MC SOUTHSIDE GATEWAY INCREM - AMD 1
TIF Taxing District Inc. Number:	170256
TIF Taxing District Base Year:	2018
FY TIF Revenue First Received:	2021
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2041

	UR Designation
Slum	No
Blighted	No
Economic Development	11/2019

### TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	13,800	0	0	0	0	0	13,800	0	13,800
Taxable	12,288	0	0	0	0	0	12,288	0	12,288
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	38,870	0	0	0	0

FY 2023 TIF Revenue Received: 0