

Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Levy Authority Summary

Local Government Name: MCGREGOR
Local Government Number: 22G192

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
MCGREGOR COMBINED URBAN RENEWAL	22037	6

TIF Debt Outstanding: 278,151

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:	545,555	200,000	Amount of 07-01-2022 Cash Balance Restricted for LMI
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TIF Revenue:	293,636
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	293,636

Rebate Expenditures:	6,881
Non-Rebate Expenditures:	161,910
Returned to County Treasurer:	0
Total Expenditures:	168,791

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:	670,400	200,000	Amount of 06-30-2023 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance: -561,040**

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Urban Renewal Area Data Collection

Local Government Name: MCGREGOR (22G192)
 Urban Renewal Area: MCGREGOR COMBINED URBAN RENEWAL
 UR Area Number: 22037

UR Area Creation Date: 11/2014

UR Area Purpose: To create a strong economy, jobs and strengthen the tax base. To stimulate investment in residential, industrial and commercial expansion. Develop a sound economic base for future growth and expansion. Promote economic development, combat blight.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MCGREGOR CITY/MFL-MARMAC SCH/RIDGEWOOD WEST TIF INCREM	220109	220098	5,082,036
MCGREGOR CITY/MFL-MARMAC SCH/DOWNTOWN TIF INCREM	220124	220125	2,523,220
MCGREGOR CITY/MFL-MARMAC SCH/TURNER PARK TIF INCREM	220150	220151	885,127
MCGREGOR CITY/MFL-MARMAC SCH/OLD MAN RIVER TIF INCREM	220174	220175	424,395
MCGREGOR CITY/MFL-MARMAC SCH/HEALTH CARE OF IA AL REBATE TIF INCREM	220178	220179	0
MCGREGOR CITY/MFL-MARMAC SCH/GEHRMANN REBATE TIF INCREM	220180	220181	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	10,665,571	5,002,244	0	0	-7,408	17,608,417	0	17,608,417
Taxable	0	5,773,298	4,502,021	0	0	-7,408	11,509,768	0	11,509,768
Homestead Credits									35

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: **545,555** **200,000** **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 293,636
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 293,636

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TIF Sp. Rev. Fund Cash Balance as of 06-30-2023: **670,400** **200,000** **Amount of 06-30-2023 Cash Balance Restricted for LMI**

Projects For MCGREGOR COMBINED URBAN RENEWAL

Ohmer Ridge Sub-Division

Description:	infrastructure development for residential sub-division
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Riverfront Improvements

Description:	Riverfront bank stabilization, park improvement, pier Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	Yes
Payments Complete:	Yes

Old Man River Rebate Agreement

Description:	Old Man River Brewery
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

2018-2022 UR Administration

Description:	Administrative and Professional support for UR
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

2018-2022 NEIRHTF support

Description:	LMI housing support program
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

Masonic Block Dev Agree

Description:	Renovation, redevelopment Masonic Blk Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Classification:	
Physically Complete:	No
Payments Complete:	No

Riverfront Improvement Prof

Description:	Recreational, ADA, RR crossing, sewer impr Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	No
Payments Complete:	No

Main St & Utility Improvement

Description:	Infrastructure improvements
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Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Downtown Parking Expansion

Description:	Acquire property to construct downtown parking
Classification:	Acquisition of property
Physically Complete:	No
Payments Complete:	No

2022-2026 Small Bus program

Description:	Economic development loans, grants to local businesses
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

Main St LMI program

Description:	LMI assistance for aging laterals - illegal connection
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

2023-2027 NEIRHTF

Description:	LMI housing support program
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

2023-2027 UR admin - prof

Description:	Administrative and Professional support for UR
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

Triangle Park Improvement

Description:	Infrastructure, brick street, amenities, sidewalks
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For MCGREGOR COMBINED URBAN RENEWAL

GO 13A - 5/1/13

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	42,896
Interest:	794
Total:	43,690
Annual Appropriation?:	No
Date Incurred:	05/06/2013
FY of Last Payment:	2023

Old Man River Rebate Agreement

Debt/Obligation Type:	Rebates
Principal:	116,547
Interest:	0
Total:	116,547
Annual Appropriation?:	Yes
Date Incurred:	10/15/2007
FY of Last Payment:	2024

2022 Admin & Prof service UR

Debt/Obligation Type:	Internal Loans
Principal:	10,000
Interest:	0
Total:	10,000
Annual Appropriation?:	No
Date Incurred:	11/17/2021
FY of Last Payment:	2023

2022 NEIRHTF

Debt/Obligation Type:	Internal Loans
Principal:	5,000
Interest:	0
Total:	5,000
Annual Appropriation?:	No
Date Incurred:	11/17/2021
FY of Last Payment:	2023

Riverfront Improvement Project

Debt/Obligation Type:	Internal Loans
Principal:	2,914
Interest:	0
Total:	2,914
Annual Appropriation?:	No
Date Incurred:	11/17/2021
FY of Last Payment:	2023

Business Enhancement Grant

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

Total:	100,000
Annual Appropriation?:	No
Date Incurred:	11/16/2022
FY of Last Payment:	2023

Non-Rebates For MCGREGOR COMBINED URBAN RENEWAL

TIF Expenditure Amount:	43,996
Tied To Debt:	GO 13A - 5/1/13
Tied To Project:	Ohmer Ridge Sub-Division

TIF Expenditure Amount:	10,000
Tied To Debt:	2022 Admin & Prof service UR
Tied To Project:	2018-2022 UR Administration

TIF Expenditure Amount:	5,000
Tied To Debt:	2022 NEIRHTF
Tied To Project:	2018-2022 NEIRHTF support

TIF Expenditure Amount:	2,914
Tied To Debt:	Riverfront Improvement Project
Tied To Project:	Riverfront Improvement Prof

TIF Expenditure Amount:	100,000
Tied To Debt:	Business Enhancement Grant
Tied To Project:	2022-2026 Small Bus program

Rebates For MCGREGOR COMBINED URBAN RENEWAL

Old Man River

TIF Expenditure Amount:	6,881
Rebate Paid To:	Old Man River
Tied To Debt:	Old Man River Rebate Agreement
Tied To Project:	Old Man River Rebate Agreement
Projected Final FY of Rebate:	2024

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Masonic Block project is in progress and estimated to cost 4.5 million when completed (2023) projected. Two historic buildings have been purchased for philanthropic purposes with planning for their rehab and repurposing ongoing.

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

2000000

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TIF Taxing District Data Collection

Local Government Name:	MCGREGOR (22G192)
Urban Renewal Area:	MCGREGOR COMBINED URBAN RENEWAL (22037)
TIF Taxing District Name:	MCGREGOR CITY/MFL-MARMAC SCH/RIDGEWOOD WEST TIF INCREM
TIF Taxing District Inc. Number:	220098
TIF Taxing District Base Year:	1988
FY TIF Revenue First Received:	1998
Subject to a Statutory end date?	No

UR Designation	
Slum	04/1989
Blighted	04/1989
Economic Development	04/1989

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	9,402,222	0	0	0	-7,408	9,394,814	0	9,394,814
Taxable	0	5,089,444	0	0	0	-7,408	5,082,036	0	5,082,036
Homestead Credits									32

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	74,259	5,082,036	5,082,036	0	0

FY 2023 TIF Revenue Received: 166,602

TIF Taxing District Data Collection

Local Government Name:	MCGREGOR (22G192)
Urban Renewal Area:	MCGREGOR COMBINED URBAN RENEWAL (22037)
TIF Taxing District Name:	MCGREGOR CITY/MFL-MARMAC SCH/DOWNTOWN TIF INCREM
TIF Taxing District Inc. Number:	220125
TIF Taxing District Base Year:	2000
FY TIF Revenue First Received:	2002
Subject to a Statutory end date?	No

UR Designation	
Slum	03/2000
Blighted	03/2000
Economic Development	03/2000

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	951,142	4,603,534	0	0	0	5,849,745	0	5,849,745
Taxable	0	514,855	4,143,182	0	0	0	4,846,144	0	4,846,144
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	3,326,525	2,523,220	2,523,220	0	0

FY 2023 TIF Revenue Received: 84,103

♣ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

TIF Taxing District Data Collection

Local Government Name: MCGREGOR (22G192)
 Urban Renewal Area: MCGREGOR COMBINED URBAN RENEWAL (22037)
 TIF Taxing District Name: MCGREGOR CITY/MFL-MARMAC SCH/TURNER PARK TIF INCREM
 TIF Taxing District Inc. Number: 220151
 TIF Taxing District Base Year: 2005
 FY TIF Revenue First Received: 2007
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2027

UR Designation	
Slum	No
Blighted	No
Economic Development	03/2006

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	312,207	0	0	0	0	1,860,860	0	1,860,860
Taxable	0	168,999	0	0	0	0	1,156,266	0	1,156,266
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	975,733	885,127	885,127	0	0

FY 2023 TIF Revenue Received: 29,017

TIF Taxing District Data Collection

Local Government Name: MCGREGOR (22G192)
 Urban Renewal Area: MCGREGOR COMBINED URBAN RENEWAL (22037)
 TIF Taxing District Name: MCGREGOR CITY/MFL-MARMAC SCH/OLD MAN RIVER TIF INCREM
 TIF Taxing District Inc. Number: 220175
 TIF Taxing District Base Year: 2008
 FY TIF Revenue First Received: 2009
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2007

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	398,710	0	0	0	502,998	0	502,998
Taxable	0	0	358,839	0	0	0	425,322	0	425,322
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	78,603	424,395	424,395	0	0

FY 2023 TIF Revenue Received: 13,914

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TIF Taxing District Data Collection

Local Government Name:	MCGREGOR (22G192)
Urban Renewal Area:	MCGREGOR COMBINED URBAN RENEWAL (22037)
TIF Taxing District Name:	MCGREGOR CITY/MFL-MARMAC SCH/HEALTH CARE OF IA AL REBATE TIF INCREM
TIF Taxing District Inc. Number:	220179
TIF Taxing District Base Year:	2005
FY TIF Revenue First Received:	2008
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2028

UR Designation	
Slum	No
Blighted	No
Economic Development	03/2006

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

TIF Taxing District Data Collection

Local Government Name:	MCGREGOR (22G192)
Urban Renewal Area:	MCGREGOR COMBINED URBAN RENEWAL (22037)
TIF Taxing District Name:	MCGREGOR CITY/MFL-MARMAC SCH/GEHRMANN REBATE TIF INCREM
TIF Taxing District Inc. Number:	220181
TIF Taxing District Base Year:	2006
FY TIF Revenue First Received:	2010
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2030

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2007

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