

Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Levy Authority Summary

Local Government Name: MARSHALL COUNTY
Local Government Number: 64

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
MARSHALL COUNTY MARSHALLTOWN GATEWAY CENTRE URBAN RENEWAL	64016	1

TIF Debt Outstanding: 1,943,339

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022: 547 0 Amount of 07-01-2022 Cash Balance Restricted for LMI

TIF Revenue:	56,195
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	56,195
Rebate Expenditures:	56,742
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	56,742

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

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 1,886,597

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Urban Renewal Area Data Collection

Local Government Name: MARSHALL COUNTY (64)
 Urban Renewal Area: MARSHALL COUNTY MARSHALLTOWN GATEWAY CENTRE URBAN RENEWAL
 UR Area Number: 64016
 UR Area Creation Date: 08/2005

Econ Dev: Provide commercial space for life sciences, advanced mfg & info solutions industries. 5 lots for cml development will exist. Over the next 10 yrs it's estimated to employ 150-300 people & have an est. ppty value of \$7,000,000 when completed.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
WASHINGTON TWP/MARSHALLTOWN SCH/STATE CENTER FIRE/GATEWAY INCREM	640276	640277	2,139,906

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	0	2,702,910	519,660	0	0	3,222,570	0	3,222,570
Taxable	0	0	2,432,619	467,694	0	0	2,900,313	0	2,900,313
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:

547

0

Amount of 07-01-2022 Cash Balance Restricted for LMI

TIF Revenue: 56,195
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 56,195

Rebate Expenditures: 56,742
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 56,742

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 MARSHALL COUNTY MARSHALLTOWN GATEWAY CENTRE URBAN RENEWAL

Gateway Centre

Description:	Construction of public roadway & sanitary sewer improvements
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For MARSHALL COUNTY MARSHALLTOWN GATEWAY CENTRE URBAN RENEWAL

Consumers Dev Loan

Debt/Obligation Type:	Rebates
Principal:	515,738
Interest:	0
Total:	515,738
Annual Appropriation?:	No
Date Incurred:	05/25/2006
FY of Last Payment:	2026

FSB Int 2011

Debt/Obligation Type:	Rebates
Principal:	24,256
Interest:	0
Total:	24,256
Annual Appropriation?:	No
Date Incurred:	05/25/2006
FY of Last Payment:	2026

Consumers Energy Int 2011

Debt/Obligation Type:	Internal Loans
Principal:	23,471
Interest:	0
Total:	23,471
Annual Appropriation?:	No
Date Incurred:	05/25/2006
FY of Last Payment:	2026

FSB Int 2010

Debt/Obligation Type:	Rebates
Principal:	28,594
Interest:	0
Total:	28,594
Annual Appropriation?:	No
Date Incurred:	05/25/2006
FY of Last Payment:	2026

Consumers Energy Int 2010

Debt/Obligation Type:	Internal Loans
Principal:	23,471
Interest:	0
Total:	23,471
Annual Appropriation?:	No
Date Incurred:	05/25/2006
FY of Last Payment:	2026

Marshall Co Debt

Debt/Obligation Type:	Other Debt
Principal:	187,672

Interest:	0
Total:	187,672
Annual Appropriation?:	No
Date Incurred:	11/13/2009
FY of Last Payment:	2026

Marshall Co Debt

Debt/Obligation Type:	Other Debt
Principal:	15,904
Interest:	0
Total:	15,904
Annual Appropriation?:	No
Date Incurred:	12/15/2009
FY of Last Payment:	2026

FSB Int 2009

Debt/Obligation Type:	Rebates
Principal:	32,861
Interest:	0
Total:	32,861
Annual Appropriation?:	No
Date Incurred:	05/25/2006
FY of Last Payment:	2026

Consumers Energy Int 2009

Debt/Obligation Type:	Internal Loans
Principal:	23,471
Interest:	0
Total:	23,471
Annual Appropriation?:	No
Date Incurred:	05/25/2006
FY of Last Payment:	2026

Marshall Co Debt

Debt/Obligation Type:	Other Debt
Principal:	61,796
Interest:	0
Total:	61,796
Annual Appropriation?:	No
Date Incurred:	11/30/2008
FY of Last Payment:	2026

Consumers Debt-Central IA H2O

Debt/Obligation Type:	Other Debt
Principal:	290,000
Interest:	0
Total:	290,000
Annual Appropriation?:	No
Date Incurred:	11/20/2008
FY of Last Payment:	2026

FSB Int 2008

Debt/Obligation Type:	Rebates
Principal:	39,534
Interest:	0

Total:	39,534
Annual Appropriation?:	No
Date Incurred:	05/25/2006
FY of Last Payment:	2026

Consumers Energy Int 2008

Debt/Obligation Type:	Internal Loans
Principal:	15,078
Interest:	0
Total:	15,078
Annual Appropriation?:	No
Date Incurred:	05/25/2006
FY of Last Payment:	2026

Marshall Co Debt

Debt/Obligation Type:	Other Debt
Principal:	446,567
Interest:	0
Total:	446,567
Annual Appropriation?:	No
Date Incurred:	11/30/2007
FY of Last Payment:	2026

FSB Int 2006-07

Debt/Obligation Type:	Rebates
Principal:	56,382
Interest:	0
Total:	56,382
Annual Appropriation?:	No
Date Incurred:	11/30/2007
FY of Last Payment:	2026

FSB Int 2012

Debt/Obligation Type:	Rebates
Principal:	19,638
Interest:	0
Total:	19,638
Annual Appropriation?:	No
Date Incurred:	05/25/2006
FY of Last Payment:	2026

Consumers Energy Int 2012

Debt/Obligation Type:	Internal Loans
Principal:	23,472
Interest:	0
Total:	23,472
Annual Appropriation?:	No
Date Incurred:	05/25/2006
FY of Last Payment:	2026

RISE Grant for part of road

Debt/Obligation Type:	Rebates
Principal:	-137,037
Interest:	0
Total:	-137,037

Annual Appropriation?:	No
Date Incurred:	11/30/2007
FY of Last Payment:	2026

No new debt filed in 2013

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/30/2012
FY of Last Payment:	2026

Consumer Int failed to file in '13

Debt/Obligation Type:	Internal Loans
Principal:	23,472
Interest:	0
Total:	23,472
Annual Appropriation?:	No
Date Incurred:	12/30/2014
FY of Last Payment:	2026

FSB Int 2013

Debt/Obligation Type:	Rebates
Principal:	14,328
Interest:	0
Total:	14,328
Annual Appropriation?:	No
Date Incurred:	12/30/2014
FY of Last Payment:	2026

Consumers int 2014

Debt/Obligation Type:	Internal Loans
Principal:	23,472
Interest:	0
Total:	23,472
Annual Appropriation?:	No
Date Incurred:	11/30/2015
FY of Last Payment:	2026

FSB Int in 2014

Debt/Obligation Type:	Rebates
Principal:	9,051
Interest:	0
Total:	9,051
Annual Appropriation?:	No
Date Incurred:	11/30/2015
FY of Last Payment:	2026

Consumers Int 2015

Debt/Obligation Type:	Internal Loans
Principal:	23,472
Interest:	0
Total:	23,472
Annual Appropriation?:	No

Date Incurred:	12/07/2015
FY of Last Payment:	2026

FSB Int 2015

Debt/Obligation Type:	Rebates
Principal:	3,175
Interest:	0
Total:	3,175
Annual Appropriation?:	No
Date Incurred:	12/07/2015
FY of Last Payment:	2026

Consumers int 2015

Debt/Obligation Type:	Internal Loans
Principal:	23,472
Interest:	0
Total:	23,472
Annual Appropriation?:	No
Date Incurred:	12/01/2015
FY of Last Payment:	2026

Consumers Int in 2016

Debt/Obligation Type:	Internal Loans
Principal:	23,472
Interest:	0
Total:	23,472
Annual Appropriation?:	No
Date Incurred:	12/01/2016
FY of Last Payment:	2026

Legal,Engineering,Abstract

Debt/Obligation Type:	Other Debt
Principal:	10,258
Interest:	0
Total:	10,258
Annual Appropriation?:	No
Date Incurred:	12/01/2016
FY of Last Payment:	2026

Sale of Lot 2

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	-44,003
Interest:	0
Total:	-44,003
Annual Appropriation?:	No
Date Incurred:	12/01/2016
FY of Last Payment:	2026

Consumers Int 2017

Debt/Obligation Type:	Internal Loans
Principal:	23,471
Interest:	0
Total:	23,471
Annual Appropriation?:	No
Date Incurred:	12/01/2017

FY of Last Payment:	2026
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Consumers int 2018

Debt/Obligation Type:	Internal Loans
Principal:	23,472
Interest:	0
Total:	23,472
Annual Appropriation?:	No
Date Incurred:	12/01/2018
FY of Last Payment:	2026

Consumers Int 2019

Debt/Obligation Type:	Internal Loans
Principal:	23,472
Interest:	0
Total:	23,472
Annual Appropriation?:	No
Date Incurred:	12/01/2019
FY of Last Payment:	2026

Consumers Int 2020

Debt/Obligation Type:	Internal Loans
Principal:	23,472
Interest:	0
Total:	23,472
Annual Appropriation?:	No
Date Incurred:	12/01/2020
FY of Last Payment:	2026

Professional Svcs (Gateway sign)

Debt/Obligation Type:	Other Debt
Principal:	1,471
Interest:	0
Total:	1,471
Annual Appropriation?:	No
Date Incurred:	12/01/2020
FY of Last Payment:	2026

Consumers Int 2021

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

Consumers Int 2022

Debt/Obligation Type:	Internal Loans
Principal:	23,472
Interest:	0
Total:	23,472
Annual Appropriation?:	No
Date Incurred:	12/01/2021
FY of Last Payment:	2026

Rebates For MARSHALL COUNTY MARSHALLTOWN GATEWAY CENTRE URBAN RENEWAL

TIF Pymt - Gateway 250280

TIF Expenditure Amount:	0
Rebate Paid To:	Consumers Development
Tied To Debt:	Consumers Dev Loan
Tied To Project:	Gateway Centre
Projected Final FY of Rebate:	2026

TIF Pymt - Gateway 253322

TIF Expenditure Amount:	0
Rebate Paid To:	Consumers Development
Tied To Debt:	Consumers Dev Loan
Tied To Project:	Gateway Centre
Projected Final FY of Rebate:	2026

TIF Pymt - Gateway 255633

TIF Expenditure Amount:	0
Rebate Paid To:	Consumers Development
Tied To Debt:	Consumers Dev Loan
Tied To Project:	Gateway Centre
Projected Final FY of Rebate:	2026

TIF Pymt - Gateway 6/12/18

TIF Expenditure Amount:	0
Rebate Paid To:	Consumers Development
Tied To Debt:	Consumers Dev Loan
Tied To Project:	Gateway Centre
Projected Final FY of Rebate:	2026

TIF Pymt - Gateway 260105

TIF Expenditure Amount:	0
Rebate Paid To:	Consumers Development
Tied To Debt:	Consumers Dev Loan
Tied To Project:	Gateway Centre
Projected Final FY of Rebate:	2026

TIF Pymt - Gateway 262605

TIF Expenditure Amount:	0
Rebate Paid To:	Consumers Development
Tied To Debt:	Consumers Dev Loan
Tied To Project:	Gateway Centre
Projected Final FY of Rebate:	2026

TIF Pymt - Gateway 265189

TIF Expenditure Amount:	0
Rebate Paid To:	Consumers Development
Tied To Debt:	Consumers Dev Loan

Tied To Project:	Gateway Centre
Projected Final FY of Rebate:	2026

TIF Pymt - Gateway 5/26/2020

TIF Expenditure Amount:	0
Rebate Paid To:	Consumers Development
Tied To Debt:	Consumers Dev Loan
Tied To Project:	Gateway Centre
Projected Final FY of Rebate:	2026

TIF Pymt - Gateway 6/20-12/20

TIF Expenditure Amount:	0
Rebate Paid To:	Consumers Development
Tied To Debt:	Consumers Dev Loan
Tied To Project:	Gateway Centre
Projected Final FY of Rebate:	2026

TIF Pymt - Gateway 12/21-5/22

TIF Expenditure Amount:	547
Rebate Paid To:	Consumers Development
Tied To Debt:	Consumers Dev Loan
Tied To Project:	Gateway Centre
Projected Final FY of Rebate:	2026

TIF Pymt - Gateway 6/22-12/22

TIF Expenditure Amount:	28,097
Rebate Paid To:	Consumers Development
Tied To Debt:	Consumers Dev Loan
Tied To Project:	Gateway Centre
Projected Final FY of Rebate:	2026

TIF Pymt - Gateway 12/21-5/24

TIF Expenditure Amount:	28,098
Rebate Paid To:	Consumers Development
Tied To Debt:	Consumers Dev Loan
Tied To Project:	Gateway Centre
Projected Final FY of Rebate:	2026

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

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

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TIF Taxing District Data Collection

Local Government Name:	MARSHALL COUNTY (64)
Urban Renewal Area:	MARSHALL COUNTY MARSHALLTOWN GATEWAY CENTRE URBAN RENEWAL (64016)
TIF Taxing District Name:	WASHINGTON TWP/MARSHALLTOWN SCH/STATE CENTER FIRE/GATEWAY INCREM
TIF Taxing District Inc. Number:	640277
TIF Taxing District Base Year:	2004
FY TIF Revenue First Received:	2005
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	2,702,910	519,660	0	0	3,222,570	0	3,222,570
Taxable	0	0	2,432,619	467,694	0	0	2,900,313	0	2,900,313
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	108,266,400	0	2,139,906	-2,139,906	-56,195

FY 2023 TIF Revenue Received: 56,195