

# Annual Urban Renewal Report, Fiscal Year 2022 - 2023

## Levy Authority Summary

Local Government Name: MARSHALLTOWN  
Local Government Number: 64G611

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
MARSHALLTOWN RETAIL CENTER URBAN RENEWAL	64008	3
MARSHALLTOWN ESIDE URBAN RENEWAL	64009	2
MARSHALLTOWN UPTOWN URBAN RENEWAL	64011	1
MARSHALLTOWN CITY/MARSHALLTOWN SCH/UR5	64166	1
MARSHALLTOWN CITY/MARSHALLTOWN SCH/UR 7	64167	0
MARSHALLTOWN URBAN RENEWAL UR 6	64901	0

**TIF Debt Outstanding: 15,987,957**

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:</b>	<b>469,296</b>	<b>0</b>	<b>Amount of 07-01-2022 Cash Balance Restricted for LMI</b>
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TIF Revenue:	470,298
TIF Sp. Revenue Fund Interest:	11,863
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>482,161</b>

Rebate Expenditures:	215,212
Non-Rebate Expenditures:	566,699
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>781,911</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:</b>	<b>169,546</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: 15,036,500**

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

### Urban Renewal Area Data Collection

Local Government Name: MARSHALLTOWN (64G611)  
 Urban Renewal Area: MARSHALLTOWN RETAIL CENTER URBAN RENEWAL  
 UR Area Number: 64008

UR Area Creation Date: 02/1996

UR Area Purpose: Area suffered from the impacts of blighting influences, including the absence of public improvements and utilities. Structures within the area showed varying degrees of deterioration. Many structure are in need of moderate to substantial rehabilitation.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MARSHALLTOWN CITY AG/EAST MARSHALL SCH/MTOWN FIRE/RETAIL UR 2 TIF INCREM	640260	640261	0
MARSHALLTOWN CITY AG/MARSHALLTOWN SCH/MTOWN FIRE/RETAIL UR TIF INCREM	640264	640265	0
MARSHALLTOWN CITY/MARSHALLTOWN SCH/MTOWN FIRE/RETAIL UR TIF INCREM	640272	640273	3,230,908

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	379,430	11,233,492	113,503,824	184,105	0	-20,372	128,313,300	0	128,313,300
Taxable	337,848	6,080,708	102,153,443	165,695	0	-20,372	110,650,745	0	110,650,745
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:** **42,051** **0** **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 119,192  
 TIF Sp. Revenue Fund Interest: 1,125  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 120,317**

Rebate Expenditures: 59,128  
 Non-Rebate Expenditures: 92,620  
 Returned to County Treasurer: 0  
**Total Expenditures: 151,748**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:** **10,620** **0** **Amount of 06-30-2023 Cash Balance Restricted for LMI**

## Projects For MARSHALLTOWN RETAIL CENTER URBAN RENEWAL

### Olive Street

Description:	Major rebuild of street and relocate traffic signals
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Marshalltown Chamber of Commerce

Description:	Aid in Expenses Associated with Marshalltown Economic Development
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	No

### Bobcat Academy

Description:	Rebate of Taxes - Building Improvements
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

### Marshallgaam (Availa Bank)

Description:	Rebate of Taxes - Holiday Inn Express
Classification:	Commercial - hotels and conference centers
Physically Complete:	Yes
Payments Complete:	No

### McFarland Medical Clinic

Description:	Rebate of Taxes - McFarland Clinic
Classification:	Commercial-Medical
Physically Complete:	Yes
Payments Complete:	No

### Legal bills

Description:	URA3 Southside
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

# Debts/Obligations For MARSHALLTOWN RETAIL CENTER URBAN RENEWAL

## 2012A Esstnl Corp Purpose

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	92,000
Interest:	4,060
Total:	96,060
Annual Appropriation?:	No
Date Incurred:	04/12/2012
FY of Last Payment:	2025

## Marshalltown Area Chamber of Commerce

Debt/Obligation Type:	Internal Loans
Principal:	100,000
Interest:	0
Total:	100,000
Annual Appropriation?:	Yes
Date Incurred:	11/25/2019
FY of Last Payment:	2024

## Bobcat Academy

Debt/Obligation Type:	Rebates
Principal:	69,798
Interest:	0
Total:	69,798
Annual Appropriation?:	No
Date Incurred:	09/14/2015
FY of Last Payment:	2024

## Marshallgaam(Holiday Inn Express)

Debt/Obligation Type:	Rebates
Principal:	757,463
Interest:	0
Total:	757,463
Annual Appropriation?:	No
Date Incurred:	10/24/2016
FY of Last Payment:	2033

## 2020A GO refunding 2012A partial

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	63,040
Interest:	2,831
Total:	65,871
Annual Appropriation?:	No
Date Incurred:	09/28/2020
FY of Last Payment:	2027

## McFarland Clinic

Debt/Obligation Type:	Rebates
Principal:	2,400,000

Interest:	0
Total:	2,400,000
Annual Appropriation?:	Yes
Date Incurred:	12/28/2020
FY of Last Payment:	2032

### Legal bills

Debt/Obligation Type:	Internal Loans
Principal:	8,000
Interest:	0
Total:	8,000
Annual Appropriation?:	Yes
Date Incurred:	11/22/2021
FY of Last Payment:	2023

### Staff time for administration

Debt/Obligation Type:	Internal Loans
Principal:	928
Interest:	0
Total:	928
Annual Appropriation?:	Yes
Date Incurred:	11/28/2022
FY of Last Payment:	2024

## Non-Rebates For MARSHALLTOWN RETAIL CENTER URBAN RENEWAL

TIF Expenditure Amount:	33,990
Tied To Debt:	2012A Esstnl Corp Purpose
Tied To Project:	Olive Street
TIF Expenditure Amount:	50,000
Tied To Debt:	Marshalltown Area Chamber of Commerce
Tied To Project:	Marshalltown Chamber of Commerce
TIF Expenditure Amount:	630
Tied To Debt:	2020A GO refunding 2012A partial
Tied To Project:	Olive Street
TIF Expenditure Amount:	8,000
Tied To Debt:	Legal bills
Tied To Project:	McFarland Medical Clinic

## Rebates For MARSHALLTOWN RETAIL CENTER URBAN RENEWAL

### 1910 S Center Street

TIF Expenditure Amount:	11,957
Rebate Paid To:	Teamwork-1
Tied To Debt:	Bobcat Academy
Tied To Project:	Bobcat Academy
Projected Final FY of Rebate:	2024

### 3401 S 2nd Street

TIF Expenditure Amount:	47,171
Rebate Paid To:	Marshallgaam
Tied To Debt:	Marshallgaam(Holiday Inn Express)
Tied To Project:	Marshallgaam (Availa Bank)
Projected Final FY of Rebate:	2030

### 421 E. Merle Hibbs Blvd

TIF Expenditure Amount:	0
Rebate Paid To:	McFarland Clinic
Tied To Debt:	McFarland Clinic
Tied To Project:	McFarland Medical Clinic
Projected Final FY of Rebate:	2035

## **Jobs For MARSHALLTOWN RETAIL CENTER URBAN RENEWAL**

Project:	Bobcat Academy
Company Name:	Teamwork-1
Date Agreement Began:	10/12/2015
Date Agreement Ends:	10/12/2024
Number of Jobs Created or Retained:	5
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	0
Total Estimated Cost of Public Infrastructure:	0



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

### TIF Taxing District Data Collection

Local Government Name:	MARSHALLTOWN (64G611)
Urban Renewal Area:	MARSHALLTOWN RETAIL CENTER URBAN RENEWAL (64008)
TIF Taxing District Name:	MARSHALLTOWN CITY AG/EAST MARSHALL SCH/MTOWN FIRE/RETAIL UR 2
TIF INCREM	
TIF Taxing District Inc. Number:	640261
TIF Taxing District Base Year:	2006
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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	44,900	0	0	0	0	0	44,900	0	44,900
Taxable	39,979	0	0	0	0	0	39,979	0	39,979
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	1,765,000	0	0	0	0

FY 2023 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name:	MARSHALLTOWN (64G611)
Urban Renewal Area:	MARSHALLTOWN RETAIL CENTER URBAN RENEWAL (64008)
TIF Taxing District Name:	MARSHALLTOWN CITY AG/MARSHALLTOWN SCH/MTOWN FIRE/RETAIL UR
TIF INCREM	
TIF Taxing District Inc. Number:	640265
TIF Taxing District Base Year:	1996
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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	334,530	0	0	0	0	0	334,530	0	334,530
Taxable	297,869	0	0	0	0	0	297,869	0	297,869
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	30,128,600	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	MARSHALLTOWN (64G611)
Urban Renewal Area:	MARSHALLTOWN RETAIL CENTER URBAN RENEWAL (64008)
TIF Taxing District Name:	MARSHALLTOWN CITY/MARSHALLTOWN SCH/MTOWN FIRE/RETAIL UR TIF INCREM
TIF Taxing District Inc. Number:	640273
TIF Taxing District Base Year:	1996
FY TIF Revenue First Received:	0
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	02/1996
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	11,233,492	113,503,824	184,105	0	-20,372	127,933,870	0	127,933,870
Taxable	0	6,080,708	102,153,443	165,695	0	-20,372	110,312,897	0	110,312,897
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	4,512,539,900	0	3,230,908	-3,230,908	-119,898

FY 2023 TIF Revenue Received: 119,192

**Urban Renewal Area Data Collection**

Local Government Name: MARSHALLTOWN (64G611)  
 Urban Renewal Area: MARSHALLTOWN ESIDE URBAN RENEWAL  
 UR Area Number: 64009

UR Area Creation Date: 05/1993

Create a public/private partnership which will stimulate and facilitate residential, commercial and industrial redevelopment in the area. Strengthen the economy by enhancing the tax base. Create employment opportunities.

UR Area Purpose: Encourage expansion.

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
MARSHALLTOWN CITY AG/MARSHALLTOWN SCHOOL/MTOWN FIRE/ESIDE UR TIF INCREM	640262	640263	0
MARSHALLTOWN CITY/MARSHALLTOWN SCH/MTOWN FIRE/ESIDE UR TIF INCREM	640266	640267	6,143,282

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	931,170	29,327,640	33,793,595	52,404,397	0	-57,412	116,537,345	0	116,537,345
Taxable	829,125	15,875,115	30,414,236	47,163,957	0	-57,412	94,312,967	0	94,312,967
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:** -2,163      0      **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 220,002  
 TIF Sp. Revenue Fund Interest: 1,540  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 221,542**

Rebate Expenditures: 93,493  
 Non-Rebate Expenditures: 133,475  
 Returned to County Treasurer: 0  
**Total Expenditures: 226,968**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:** -7,589      0      **Amount of 06-30-2023 Cash Balance Restricted for LMI**

## Projects For MARSHALLTOWN ESIDE URBAN RENEWAL

### Menards Manufacturing

Description:	Rebate of Taxes - Building
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

### SE South Street Ext

Description:	Extension of Road for Development
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Marshalltown Company Demo

Description:	Demolition of building 811 E. Main St.
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

### Administrative

Description:	Legal fees
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

### Marshalltown Company

Description:	Building additions and public infrastructure
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For MARSHALLTOWN ESIDE URBAN RENEWAL

### Menards

Debt/Obligation Type:	Rebates
Principal:	933,572
Interest:	0
Total:	933,572
Annual Appropriation?:	No
Date Incurred:	01/26/2015
FY of Last Payment:	2034

### 2015 A Bond Issue

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	147,510
Interest:	5,130
Total:	152,640
Annual Appropriation?:	No
Date Incurred:	11/24/2015
FY of Last Payment:	2024

### Marshalltown Company Demo

Debt/Obligation Type:	Internal Loans
Principal:	39,243
Interest:	0
Total:	39,243
Annual Appropriation?:	Yes
Date Incurred:	02/22/2021
FY of Last Payment:	2023

### Administrative

Debt/Obligation Type:	Internal Loans
Principal:	1,500
Interest:	0
Total:	1,500
Annual Appropriation?:	Yes
Date Incurred:	11/23/2020
FY of Last Payment:	2023

### Marshalltown Co. Additions/Infrastructure

Debt/Obligation Type:	Rebates
Principal:	2,900,000
Interest:	0
Total:	2,900,000
Annual Appropriation?:	Yes
Date Incurred:	11/29/2022
FY of Last Payment:	2033

### Legal fees

Debt/Obligation Type:	Internal Loans
Principal:	7,594
Interest:	0

Total:	7,594
Annual Appropriation?:	Yes
Date Incurred:	11/29/2022
FY of Last Payment:	2024

### City staff administrative time

Debt/Obligation Type:	Internal Loans
Principal:	773
Interest:	0
Total:	773
Annual Appropriation?:	Yes
Date Incurred:	11/28/2022
FY of Last Payment:	2024

**Non-Rebates For MARSHALLTOWN ESIDE URBAN RENEWAL**

TIF Expenditure Amount:	92,732
Tied To Debt:	2015 A Bond Issue
Tied To Project:	SE South Street Ext

TIF Expenditure Amount:	39,243
Tied To Debt:	Marshalltown Company Demo
Tied To Project:	Marshalltown Company Demo

TIF Expenditure Amount:	1,500
Tied To Debt:	Administrative
Tied To Project:	Marshalltown Company Demo

# Rebates For MARSHALLTOWN ESIDE URBAN RENEWAL

## 2001 S. 18th Ave.

TIF Expenditure Amount:	93,493
Rebate Paid To:	Menards
Tied To Debt:	Menards
Tied To Project:	Menards Manufacturing
Projected Final FY of Rebate:	2034



## **Jobs For MARSHALLTOWN ESIDE URBAN RENEWAL**

Project:	Menards Manufacturing
Company Name:	Menards
Date Agreement Began:	03/25/2015
Date Agreement Ends:	06/30/2035
Number of Jobs Created or Retained:	40
Total Annual Wages of Required Jobs:	1,400,000
Total Estimated Private Capital Investment:	3,200,000
Total Estimated Cost of Public Infrastructure:	163,018

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

## TIF Taxing District Data Collection

Local Government Name:	MARSHALLTOWN (64G611)
Urban Renewal Area:	MARSHALLTOWN ESIDE URBAN RENEWAL (64009)
TIF Taxing District Name:	MARSHALLTOWN CITY AG/MARSHALLTOWN SCHOOL/MTOWN FIRE/ESIDE UR TIF INCREM
TIF Taxing District Inc. Number:	640263
TIF Taxing District Base Year:	1992
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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	931,170	0	0	0	0	0	931,170	0	931,170
Taxable	829,125	0	0	0	0	0	829,125	0	829,125
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	136,395,000	0	0	0	0

FY 2023 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name:	MARSHALLTOWN (64G611)
Urban Renewal Area:	MARSHALLTOWN ESIDE URBAN RENEWAL (64009)
TIF Taxing District Name:	MARSHALLTOWN CITY/MARSHALLTOWN SCH/MTOWN FIRE/ESIDE UR TIF INCREM
TIF Taxing District Inc. Number:	640267
TIF Taxing District Base Year:	1992
FY TIF Revenue First Received:	0
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	29,327,640	33,793,595	52,404,397	0	-57,412	115,606,175	0	115,606,175
Taxable	0	15,875,115	30,414,236	47,163,957	0	-57,412	93,483,842	0	93,483,842
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	4,554,230,900	0	6,143,282	-6,143,282	-227,976

FY 2023 TIF Revenue Received: 220,002

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

## Urban Renewal Area Data Collection

Local Government Name: MARSHALLTOWN (64G611)  
 Urban Renewal Area: MARSHALLTOWN UPTOWN URBAN RENEWAL  
 UR Area Number: 64011

UR Area Creation Date: 06/1998

UR Area Purpose: With the use of taxes and private funding the City wishes to implement the Marshalltown Downtown Vision Plan by strengthening the economy by attracting developers, creating greater job opportunities and a stronger tax base to help support the tax base.

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
MARSHALLTOWN CITY/MARSHALLTOWN SCH/MTOWN FIRE/UPTOWN UR TIF INCREM	640268	640269	3,662,033

## 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	21,887,550	50,943,739	13,464,715	0	-37,040	91,650,530	0	91,650,530
Taxable	0	11,847,765	45,849,366	12,118,244	0	-37,040	73,215,478	0	73,215,478
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:** **429,408** **0** **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 131,104  
 TIF Sp. Revenue Fund Interest: 9,198  
 Property Tax Replacement Claims 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 140,302**

Rebate Expenditures: 62,591  
 Non-Rebate Expenditures: 340,604  
 Returned to County Treasurer: 0  
**Total Expenditures: 403,195**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:** **166,515** **0** **Amount of 06-30-2023 Cash Balance Restricted for LMI**

## Projects For MARSHALLTOWN UPTOWN URBAN RENEWAL

### Madison Street

Description:	Rebuild of Madison Street and add sewers
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Facade & Code Upgrade

Description:	Aid in facade improvements & code upgrade-downtown area
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

### Central Business District

Description:	City share to aid Main Street Program Operations Main Street Iowa Program-Iowa Economic Development
Classification:	Authority
Physically Complete:	Yes
Payments Complete:	Yes

### Administrative

Description:	Administrative
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

### Marshalltown Lofts

Description:	50 Unit Rental Housing Commercial - apartment/condos (residential use, classified commercial)
Classification:	
Physically Complete:	Yes
Payments Complete:	No

### Regalado - Grocery & Restaurant

Description:	Grocery Store and restaurant
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

### Goodman - Restaurant

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

### Willard-Hopkins

Description:	Remodel multi-residential & commercial
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Classification:	Commercial - office properties
Physically Complete:	No
Payments Complete:	No

**Betty's Properties**

Description:	Pharmacy building
Classification:	Commercial-Medical
Physically Complete:	No
Payments Complete:	No

# Debts/Obligations For MARSHALLTOWN UPTOWN URBAN RENEWAL

## 2012A Bond Issue

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	483,000
Interest:	21,315
Total:	504,315
Annual Appropriation?:	No
Date Incurred:	04/12/2012
FY of Last Payment:	2025

## Central Bus District-Main Street

Debt/Obligation Type:	Internal Loans
Principal:	40,000
Interest:	0
Total:	40,000
Annual Appropriation?:	Yes
Date Incurred:	11/22/2021
FY of Last Payment:	2023

## Facade and Code Upgrade

Debt/Obligation Type:	Internal Loans
Principal:	240,951
Interest:	0
Total:	240,951
Annual Appropriation?:	Yes
Date Incurred:	11/28/2022
FY of Last Payment:	2024

## Flint Hills Holding-M'town Lofts

Debt/Obligation Type:	Rebates
Principal:	575,000
Interest:	0
Total:	575,000
Annual Appropriation?:	Yes
Date Incurred:	05/26/2020
FY of Last Payment:	2039

## Jose Angel Regalado

Debt/Obligation Type:	Rebates
Principal:	850,000
Interest:	0
Total:	850,000
Annual Appropriation?:	Yes
Date Incurred:	10/14/2019
FY of Last Payment:	2032

## Administration-legal fees

Debt/Obligation Type:	Internal Loans
Principal:	7,738
Interest:	0

Total:	7,738
Annual Appropriation?:	Yes
Date Incurred:	11/28/2022
FY of Last Payment:	2024

## 2020A refunding 2012A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	330,960
Interest:	14,864
Total:	345,824
Annual Appropriation?:	No
Date Incurred:	09/28/2020
FY of Last Payment:	2027

## 2020A refunding 2011B

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	375,500
Interest:	11,305
Total:	386,805
Annual Appropriation?:	No
Date Incurred:	09/28/2020
FY of Last Payment:	2027

## Dani & Garrett Goodman

Debt/Obligation Type:	Rebates
Principal:	175,000
Interest:	0
Total:	175,000
Annual Appropriation?:	Yes
Date Incurred:	01/27/2020
FY of Last Payment:	2035

## Betty's Properties

Debt/Obligation Type:	Rebates
Principal:	1,600,000
Interest:	0
Total:	1,600,000
Annual Appropriation?:	Yes
Date Incurred:	03/28/2023
FY of Last Payment:	2034

## City staff administrative time

Debt/Obligation Type:	Internal Loans
Principal:	7,860
Interest:	0
Total:	7,860
Annual Appropriation?:	Yes
Date Incurred:	11/28/2022
FY of Last Payment:	2024

## Willard-Hopkins

Debt/Obligation Type:	Rebates
Principal:	508,000
Interest:	0
Total:	508,000

Annual Appropriation?:	Yes
Date Incurred:	11/28/2022
FY of Last Payment:	2028



## Non-Rebates For MARSHALLTOWN UPTOWN URBAN RENEWAL

TIF Expenditure Amount:	41,592
Tied To Debt:	Facade and Code Upgrade
Tied To Project:	Facade & Code Upgrade
TIF Expenditure Amount:	40,000
Tied To Debt:	Central Bus District-Main Street
Tied To Project:	Central Business District
TIF Expenditure Amount:	178,447
Tied To Debt:	2012A Bond Issue
Tied To Project:	Madison Street
TIF Expenditure Amount:	0
Tied To Debt:	Administration-legal fees
Tied To Project:	Administrative
TIF Expenditure Amount:	3,310
Tied To Debt:	2020A refunding 2012A
Tied To Project:	Madison Street
TIF Expenditure Amount:	77,255
Tied To Debt:	2020A refunding 2011B
Tied To Project:	Madison Street

## Rebates For MARSHALLTOWN UPTOWN URBAN RENEWAL

### 31, 35 N Center & 7 1/2 East

TIF Expenditure Amount:	0
Rebate Paid To:	Dani & Garrett Goodman
Tied To Debt:	Dani & Garrett Goodman
Tied To Project:	Goodman - Restaurant
Projected Final FY of Rebate:	2035

### 107 N. Center

TIF Expenditure Amount:	62,591
Rebate Paid To:	Jose Angel Regalado
Tied To Debt:	Jose Angel Regalado
Tied To Project:	Regalado - Grocery & Restaurant
Projected Final FY of Rebate:	2032

▲ Annual Urban Renewal Report, Fiscal Year 2022 - 2023

TIF Taxing District Data Collection

Local Government Name:	MARSHALLTOWN (64G611)
Urban Renewal Area:	MARSHALLTOWN UPTOWN URBAN RENEWAL (64011)
TIF Taxing District Name:	MARSHALLTOWN CITY/MARSHALLTOWN SCH/MTOWN FIRE/UPTOWN UR
TIF INCREM	
TIF Taxing District Inc. Number:	640269
TIF Taxing District Base Year:	1997
FY TIF Revenue First Received:	0
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	21,887,550	50,943,739	13,464,715	0	-37,040	91,650,530	0	91,650,530
Taxable	0	11,847,765	45,849,366	12,118,244	0	-37,040	73,215,478	0	73,215,478
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	44,758,296	46,929,274	3,662,033	43,267,241	1,605,639

FY 2023 TIF Revenue Received: 131,104

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

## Urban Renewal Area Data Collection

Local Government Name: MARSHALLTOWN (64G611)  
 Urban Renewal Area: MARSHALLTOWN CITY/MARSHALLTOWN SCH/UR5  
 UR Area Number: 64166

UR Area Creation Date: 09/2016

UR Area Purpose: Promote economic growth by encouraging residential development for low to middle income residents. This will create a mechanism for financing the construction of needed infrastructure and residential development. This will also strengthen the tax base.

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
MARSHALLTOWN CITY/MARSHALLTOWN SCH/MTOWN FIRE/UR 5 TIF INCREM	640270	640271	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	1,407,510	38,420	0	0	-3,704	3,942,146	0	3,942,146
Taxable	0	761,885	34,578	0	0	-3,704	2,386,458	0	2,386,458
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: 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:** 0 0 **Amount of 06-30-2023 Cash Balance Restricted for LMI**

Projects For MARSHALLTOWN CITY/MARSHALLTOWN SCH/UR5

Townhomes

Description:	Eagle View at Wandering Creek
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

Income Housing For MARSHALLTOWN CITY/MARSHALLTOWN  
SCH/UR5

Amount of FY 2023 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

TIF Taxing District Data Collection

Local Government Name:	MARSHALLTOWN (64G611)
Urban Renewal Area:	MARSHALLTOWN CITY/MARSHALLTOWN SCH/UR5 (64166)
TIF Taxing District Name:	MARSHALLTOWN CITY/MARSHALLTOWN SCH/MTOWN FIRE/UR 5 TIF INCREM
TIF Taxing District Inc. Number:	640271
TIF Taxing District Base Year:	2016
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 - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,407,510	38,420	0	0	-3,704	3,942,146	0	3,942,146
Taxable	0	761,885	34,578	0	0	-3,704	2,386,458	0	2,386,458
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	114,046,000	0	0	0	0

FY 2023 TIF Revenue Received: 0

## Urban Renewal Area Data Collection

Local Government Name: MARSHALLTOWN (64G611)  
 Urban Renewal Area: MARSHALLTOWN CITY/MARSHALLTOWN SCH/UR 7  
 UR Area Number: 64167

UR Area Creation Date: 09/2022

UR Area Purpose: Alleviating Blighted Conditions and promoting economic growth through the encouragement of commercial, industrial and residential development in such area.

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
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## Urban Renewal Area Value by Class - 1/1/2021 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

**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: 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:** 0 0 **Amount of 06-30-2023 Cash Balance Restricted for LMI**



## Projects For MARSHALLTOWN CITY/MARSHALLTOWN SCH/UR 7

### Karl's of Marshalltown LLC

Description:	Remodel existing building and construct new building
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For MARSHALLTOWN CITY/MARSHALLTOWN SCH/UR 7

### Karl of Marshalltown LLC

Debt/Obligation Type:	Rebates
Principal:	1,800,000
Interest:	0
Total:	1,800,000
Annual Appropriation?:	Yes
Date Incurred:	10/11/2022
FY of Last Payment:	2035

### Staff Administrative time

Debt/Obligation Type:	Internal Loans
Principal:	3,022
Interest:	0
Total:	3,022
Annual Appropriation?:	Yes
Date Incurred:	11/28/2022
FY of Last Payment:	2024

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

## Urban Renewal Area Data Collection

Local Government Name: MARSHALLTOWN (64G611)  
 Urban Renewal Area: MARSHALLTOWN URBAN RENEWAL UR 6  
 UR Area Number: 64901

UR Area Creation Date: 04/2021

UR Area Purpose: The primary goal of this Plan is to stimulate, through public involvement and commitment, private investment in new housing and residential development as defined in the Code of Iowa Section 403.17(12).

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
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## Urban Renewal Area Value by Class - 1/1/2021 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

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:	0	0	Amount of 07-01-2022 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
<b>Total Revenue:</b>	<b>0</b>

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

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:	0	0	Amount of 06-30-2023 Cash Balance Restricted for LMI
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## Projects For MARSHALLTOWN URBAN RENEWAL UR 6

### Glenwood Marshalltown LLC

Description:	42 single-family units and 4 multi-family & infrastructure
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For MARSHALLTOWN URBAN RENEWAL UR 6

### Glenwood Marshalltown LLC

Debt/Obligation Type:	Rebates
Principal:	1,410,000
Interest:	0
Total:	1,410,000
Annual Appropriation?:	Yes
Date Incurred:	04/27/2021
FY of Last Payment:	2034

Rebates For MARSHALLTOWN URBAN RENEWAL UR 6

Glenwood Park

TIF Expenditure Amount:	0
Rebate Paid To:	Glenwood Marshalltown LLC
Tied To Debt:	Glenwood Marshalltown LLC
Tied To Project:	Glenwood Marshalltown LLC
Projected Final FY of Rebate:	2034

Income Housing For MARSHALLTOWN URBAN RENEWAL UR 6

Amount of FY 2023 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
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