

Annual Urban Renewal Report, Fiscal Year 2022 - 2023

Levy Authority Summary

Local Government Name: MUSCATINE COUNTY  
Local Government Number: 70

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
MUSCATINE COUNTY SSAB URBAN RENEWAL	70015	1
MUSCATINE COUNTY VAN METER URBAN RENEWAL	70017	1

TIF Debt Outstanding: 2,196,215

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:	79,115
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	79,115
Rebate Expenditures:	79,115
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	79,115

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: 2,117,100

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

## Urban Renewal Area Data Collection

Local Government Name: MUSCATINE COUNTY (70)  
 Urban Renewal Area: MUSCATINE COUNTY SSAB URBAN RENEWAL  
 UR Area Number: 70015

UR Area Creation Date: 11/2010

UR Area Purpose: See Attached Plan

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
MONTPLR TWP/MUSC SCH/MONTPLR FIRE/SSAB UR TIF INCREM	700177	700178	2,587,455

## 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	2,874,950	0	0	2,874,950	0	2,874,950
Taxable	0	0	0	2,587,455	0	0	2,587,455	0	2,587,455
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: 55,987  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 55,987**

Rebate Expenditures: 55,987  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures: 55,987**

**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 MUSCATINE COUNTY SSAB URBAN RENEWAL

### SSAB Corp Development Agreement

Description:	Payments to SSAB Corp for construction of a research and development facility
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For MUSCATINE COUNTY SSAB URBAN RENEWAL

### SSAB Inc. Rebate

Debt/Obligation Type:	Rebates
Principal:	2,129,218
Interest:	0
Total:	2,129,218
Annual Appropriation?:	No
Date Incurred:	11/26/2010
FY of Last Payment:	2027

**Rebates For MUSCATINE COUNTY SSAB URBAN RENEWAL**

**SSAB Iowa Inc.**

TIF Expenditure Amount:	55,987
Rebate Paid To:	SSAB Iowa Inc.
Tied To Debt:	SSAB Inc. Rebate
Tied To Project:	SSAB Corp Development Agreement
Projected Final FY of Rebate:	2027

TIF Taxing District Data Collection

Local Government Name: MUSCATINE COUNTY (70)  
Urban Renewal Area: MUSCATINE COUNTY SSAB URBAN RENEWAL (70015)  
TIF Taxing District Name: MONTPLR TWP/MUSC SCH/MONTPLR FIRE/SSAB UR TIF INCREM  
TIF Taxing District Inc. Number: 700178  
TIF Taxing District Base Year: 2009  
FY TIF Revenue First Received: 2013  
Subject to a Statutory end date? Yes  
Fiscal year this TIF Taxing District statutorily ends: 2027

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2010

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	2,874,950	0	0	2,874,950	0	2,874,950
Taxable	0	0	0	2,587,455	0	0	2,587,455	0	2,587,455
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	4,450	2,587,455	2,587,455	0	0

FY 2023 TIF Revenue Received: 55,987

## Urban Renewal Area Data Collection

Local Government Name: MUSCATINE COUNTY (70)  
 Urban Renewal Area: MUSCATINE COUNTY VAN METER URBAN RENEWAL  
 UR Area Number: 70017

UR Area Creation Date: 07/2013

UR Area Purpose: See Attached Plan

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
BLOOMINGTON TWP/MUSC SCH/FRUITLAND FIRE / VAN METER UR INCREM	700187	700188	1,076,910

## 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	1,258,960	0	0	0	1,258,960	0	1,258,960
Taxable	0	0	1,133,064	0	0	0	1,133,064	0	1,133,064
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: 23,128  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue:** 23,128

Rebate Expenditures: 23,128  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures:** 23,128

**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 MUSCATINE COUNTY VAN METER URBAN RENEWAL

### Van Meter Corp Development Agreement

Description:	Payments to Van Meter Corp for construction of a warehouse facility
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

# Debts/Obligations For MUSCATINE COUNTY VAN METER URBAN RENEWAL

## Van Meter Rebate

Debt/Obligation Type:	Rebates
Principal:	66,997
Interest:	0
Total:	66,997
Annual Appropriation?:	No
Date Incurred:	07/29/2013
FY of Last Payment:	2025

Rebates For MUSCATINE COUNTY VAN METER URBAN RENEWAL

Van Meter Inc.

TIF Expenditure Amount:	23,128
Rebate Paid To:	Van Meter Inc.
Tied To Debt:	Van Meter Rebate
Tied To Project:	Van Meter Corp Development Agreement
Projected Final FY of Rebate:	2025

TIF Taxing District Data Collection

Local Government Name:	MUSCATINE COUNTY (70)
Urban Renewal Area:	MUSCATINE COUNTY VAN METER URBAN RENEWAL (70017)
TIF Taxing District Name:	BLOOMINGTON TWP/MUSC SCH/FRUITLAND FIRE / VAN METER UR INCREM
TIF Taxing District Inc. Number:	700188
TIF Taxing District Base Year:	2013
FY TIF Revenue First Received:	2016
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	1,258,960	0	0	0	1,258,960	0	1,258,960
Taxable	0	0	1,133,064	0	0	0	1,133,064	0	1,133,064
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	182,050	1,076,910	1,076,910	0	0

FY 2023 TIF Revenue Received: 23,128