

# Annual Urban Renewal Report, Fiscal Year 2022 - 2023

## Levy Authority Summary

Local Government Name: MUSCATINE  
Local Government Number: 70G653

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
MUSCATINE CITY DOWNTOWN URBAN RENEWAL	70001	1
MUSCATINE CITY SECO URBAN RENEWAL	70002	1
MUSCATINE CITY NORTHEAST URBAN RENEWAL	70005	3
MUSCATINE CITY SOUTHEND URBAN RENEWAL	70006	11
MUSCATINE MALL URBAN RENEWAL	70012	1
MUSCATINE CITY NORTHEAST CEDAR DEVELOPMENT URBAN RENEWAL	70013	0
MUSCATINE CITY HEINZ INDUSTRIAL URBAN RENEWAL	70014	1
MUSCATINE CITY FRIDLEY THEATRES URBAN RENEWAL	70016	1
MUSCATINE CITY RIVERVIEW REINVESTMENT DISTRICT URBAN RENEWAL	70018	1
MUSCATINE CITY NORTH UNIVERSITY URBAN RENEWAL	70019	1
MUSCATINE CITY WHITE DIST URBAN RENEWAL	70020	1
MUSCATINE CITY OAK PARK URBAN RENEWAL AREA	70021	1
MUSCATINE CITY ARBOR COMMONS URBAN RENEWAL	70022	1
MUSCATINE CITY HERSHEY BUILDING URBAN RENEWAL	70023	1
MUSCATINE CITY COLORADO SR LOFTS URBAN RENEWAL	70024	1
MUSCATINE CITY STEAMBOAT APTS URBAN RENEWAL AREA	70025	1

**TIF Debt Outstanding:** 22,352,190

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:		Amount of 07-01-2022 Cash Balance Restricted for LMI	
	645,139	0	
TIF Revenue:	2,329,447		
TIF Sp. Revenue Fund Interest:	30,294		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
<b>Total Revenue:</b>	<b>2,359,741</b>		
Rebate Expenditures:	1,372,145		
Non-Rebate Expenditures:	1,109,400		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>2,481,545</b>		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:		Amount of 06-30-2023 Cash Balance Restricted for LMI	
	523,335	0	

**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance:** 19,347,310

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

## Urban Renewal Area Data Collection

Local Government Name: MUSCATINE (70G653)  
 Urban Renewal Area: MUSCATINE CITY DOWNTOWN URBAN RENEWAL  
 UR Area Number: 70001

UR Area Creation Date: 07/1994

UR Area Purpose: To foster economic development in the downtown area.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MUSCATINE CITY/MUSCATINE SCH/MUSCATINE FD/REV DOWNTOWN UR TIF INCREM	700085	700108	4,847,874

## 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	4,112,080	6,104,420	0	0	10,216,500	0	10,216,500
Taxable	0	0	3,700,872	5,493,978	0	0	9,194,850	0	9,194,850
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:** **9,448** **0** **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 216,893

TIF Sp. Revenue Fund Interest: 3,252

Property Tax Replacement Claims 0

Asset Sales & Loan Repayments: 0

**Total Revenue: 220,145**

Rebate Expenditures: 0

Non-Rebate Expenditures: 217,464

Returned to County Treasurer: 0

**Total Expenditures: 217,464**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:** **12,129** **0** **Amount of 06-30-2023 Cash Balance Restricted for LMI**

## Projects For MUSCATINE CITY DOWNTOWN URBAN RENEWAL

### Downtown Streetscape Project

Description:	Downtown Sidewalk, Street, and Storm Sewer Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

### Administrative Expenses

Description:	Payments made to General Fund for Administrative Expenses
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

### Chamber Economic Development Grant

Description:	Payments made to GMCCI for Economic Development
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For MUSCATINE CITY DOWNTOWN URBAN RENEWAL

### Administrative Expenses

Debt/Obligation Type:	Internal Loans
Principal:	174,500
Interest:	0
Total:	174,500
Annual Appropriation?:	No
Date Incurred:	11/04/2021
FY of Last Payment:	2023

### Chamber Economic Development Grant

Debt/Obligation Type:	Internal Loans
Principal:	43,000
Interest:	0
Total:	43,000
Annual Appropriation?:	No
Date Incurred:	11/04/2021
FY of Last Payment:	2023

### Administrative Expenses

Debt/Obligation Type:	Internal Loans
Principal:	200,700
Interest:	0
Total:	200,700
Annual Appropriation?:	No
Date Incurred:	11/17/2022
FY of Last Payment:	2024

### Chamber Economic Development Grant

Debt/Obligation Type:	Internal Loans
Principal:	43,000
Interest:	0
Total:	43,000
Annual Appropriation?:	No
Date Incurred:	11/17/2022
FY of Last Payment:	2024

**Non-Rebates For MUSCATINE CITY DOWNTOWN URBAN RENEWAL**

TIF Expenditure Amount:	43,000
Tied To Debt:	Administrative Expenses
Tied To Project:	Administrative Expenses
TIF Expenditure Amount:	174,464
Tied To Debt:	Administrative Expenses
Tied To Project:	Chamber Economic Development Grant

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

A prorated portion of the projects/debt in the Downtown TIF is funded from the SECO UR area.

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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:	MUSCATINE (70G653)		
Urban Renewal Area:	MUSCATINE CITY DOWNTOWN URBAN RENEWAL (70001)		
TIF Taxing District Name:	MUSCATINE CITY/MUSCATINE SCH/MUSCATINE FD/REV DOWNTOWN UR		
TIF INCREM			
TIF Taxing District Inc. Number:	700108		
TIF Taxing District Base Year:	1993		
FY TIF Revenue First Received:	1996		
Subject to a Statutory end date?	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	4,112,080	6,104,420	0	0	10,216,500	0	10,216,500
Taxable	0	0	3,700,872	5,493,978	0	0	9,194,850	0	9,194,850
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	1,472,270	8,744,230	4,847,874	3,896,356	123,384

FY 2023 TIF Revenue Received: 216,893

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

## Urban Renewal Area Data Collection

Local Government Name: MUSCATINE (70G653)  
 Urban Renewal Area: MUSCATINE CITY SECO URBAN RENEWAL  
 UR Area Number: 70002

UR Area Creation Date: 12/1971

UR Area Purpose: To foster the redevelopment of this blighted, deteriorated, and deteriorating area.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MUSCATINE CITY/MUSCATINE SCH/MUSCATINE FIRE/SECO UR TIF INCREM	700059	700097	2,001,452

## 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	4,011,210	0	0	0	4,011,210	0	4,011,210
Taxable	0	0	3,610,089	0	0	0	3,610,089	0	3,610,089
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**



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

The projects and debt in the Downtown Urban Renewal area include those funded from the SECO UR area.

256 Characters Left

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

TIF Taxing District Data Collection

Local Government Name:	MUSCATINE (70G653)
Urban Renewal Area:	MUSCATINE CITY SECO URBAN RENEWAL (70002)
TIF Taxing District Name:	MUSCATINE CITY/MUSCATINE SCH/MUSCATINE FIRE/SECO UR TIF INCREM
TIF Taxing District Inc. Number:	700097
TIF Taxing District Base Year:	1973
FY TIF Revenue First Received:	1981
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	12/1971
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	4,011,210	0	0	0	4,011,210	0	4,011,210
Taxable	0	0	3,610,089	0	0	0	3,610,089	0	3,610,089
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	270,710	3,610,089	2,001,452	1,608,637	50,940

FY 2023 TIF Revenue Received: 0

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

## Urban Renewal Area Data Collection

Local Government Name: MUSCATINE (70G653)  
 Urban Renewal Area: MUSCATINE CITY NORTHEAST URBAN RENEWAL  
 UR Area Number: 70005

UR Area Creation Date: 10/1996

UR Area Purpose: To foster industrial development in original area and other economic development in expanded area.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MUSCATINE CITY/MUSC SCH/MUSC FIRE/NORTHEAST 10 UR TIF INCREM	700183	700184	456,622
MUSCATINE CITY/MUSC SCH/MUSC FIRE/NORTHEAST 12 UR TIF INCREM	700193	700194	0
MUSCATINE CITY/MUSC SCH/MUSC FIRE/NE UR HARRISON INCREM	700212	700213	1,133,682

## 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	3,950,720	0	0	0	5,291,400	0	5,291,400
Taxable	0	0	3,555,648	0	0	0	4,410,332	0	4,410,332
Homestead Credits									0

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:</b>	<b>17,043</b>	<b>0</b>	<b>Amount of 07-01-2022 Cash Balance Restricted for LMI</b>
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TIF Revenue:	50,360
TIF Sp. Revenue Fund Interest:	587
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>50,947</b>

Rebate Expenditures:	48,206
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>48,206</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:</b>	<b>19,784</b>	<b>0</b>	<b>Amount of 06-30-2023 Cash Balance Restricted for LMI</b>
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## Projects For MUSCATINE CITY NORTHEAST URBAN RENEWAL

### Villas at MCC LLC Dev Agreement

Description:	Payments to Villas at MCC LLC
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	Yes

### Harrison Lofts Dev Agreement

Description:	Payments to Harrison Lofts
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	No

# Debts/Obligations For MUSCATINE CITY NORTHEAST URBAN RENEWAL

## Villas at MCC LLC Rebate

Debt/Obligation Type:	Rebates
Principal:	13,532
Interest:	0
Total:	13,532
Annual Appropriation?:	No
Date Incurred:	01/20/2011
FY of Last Payment:	2023

## Harrison Lofts Rebate

Debt/Obligation Type:	Rebates
Principal:	581,251
Interest:	0
Total:	581,251
Annual Appropriation?:	Yes
Date Incurred:	10/20/2016
FY of Last Payment:	2034

# Rebates For MUSCATINE CITY NORTHEAST URBAN RENEWAL

## MCC Owned Property off Colorado Street

TIF Expenditure Amount:	13,532
Rebate Paid To:	The Villas at MCC LLC
Tied To Debt:	Villas at MCC LLC Rebate
Tied To Project:	Villas at MCC LLC Dev Agreement
Projected Final FY of Rebate:	2023

## 1716 Bandag Drive

TIF Expenditure Amount:	34,674
Rebate Paid To:	Harrison Lofts, LLC
Tied To Debt:	Harrison Lofts Rebate
Tied To Project:	Harrison Lofts Dev Agreement
Projected Final FY of Rebate:	2034

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## TIF Taxing District Data Collection

Local Government Name:	MUSCATINE (70G653)
Urban Renewal Area:	MUSCATINE CITY NORTHEAST URBAN RENEWAL (70005)
TIF Taxing District Name:	MUSCATINE CITY/MUSC SCH/MUSC FIRE/NORTHEAST 10 UR TIF INCREM
TIF Taxing District Inc. Number:	700184
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:	2033

	UR Designation
Slum	No
Blighted	No
Economic Development	12/2010

## 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	2,213,800	0	0	0	3,554,480	0	3,554,480
Taxable	0	0	1,992,420	0	0	0	2,847,104	0	2,847,104
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	1,218,850	2,335,630	456,622	1,879,008	59,501

FY 2023 TIF Revenue Received: 14,460

## TIF Taxing District Data Collection

Local Government Name:	MUSCATINE (70G653)
Urban Renewal Area:	MUSCATINE CITY NORTHEAST URBAN RENEWAL (70005)
TIF Taxing District Name:	MUSCATINE CITY/MUSC SCH/MUSC FIRE/NORTHEAST 12 UR TIF INCREM
TIF Taxing District Inc. Number:	700194
TIF Taxing District Base Year:	2012
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	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	9,433,280	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	MUSCATINE (70G653)
Urban Renewal Area:	MUSCATINE CITY NORTHEAST URBAN RENEWAL (70005)
TIF Taxing District Name:	MUSCATINE CITY/MUSC SCH/MUSC FIRE/NE UR HARRISON INCREM
TIF Taxing District Inc. Number:	700213
TIF Taxing District Base Year:	2015
FY TIF Revenue First Received:	2020
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	1,736,920	0	0	0	1,736,920	0	1,736,920
Taxable	0	0	1,563,228	0	0	0	1,563,228	0	1,563,228
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	114,740	1,563,228	1,133,682	429,546	13,602

FY 2023 TIF Revenue Received: 35,900



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## Urban Renewal Area Data Collection

Local Government Name: MUSCATINE (70G653)  
 Urban Renewal Area: MUSCATINE CITY SOUTHEND URBAN RENEWAL  
 UR Area Number: 70006

UR Area Creation Date: 07/1994

UR Area Purpose: To foster economic development in this urban renewal area.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MUSCATINE CITY/MUSCATINE SCH/MUSC FIRE/REV SOUTH END UR TIF INCREM	700078	700094	13,574,545
MUSCATINE CITY AG/MUSCATINE SCH/MUSCATINE FD/REV SOUTH END TIF INCREM	700079	700109	118,690
MUSCATINE CITY/LOUISA-MUSCATINE SCH/MUSC FIRE/REV SE UR 03 TIF INCREM	700134	700135	5,019,691
MUSCATINE CITY AG/LOUISA-MUSCATINE SCH/MUSCATINE FIRE/SE UR 03 TIF INCREM	700136	700137	87,886
MUSCATINE CITY AG/MUSCATINE SCH/MUSCATINE FIRE/REV SE 03 UR TIF INCREM	700138	700139	272,085
MUSCATINE CITY/MUSCATINE SCH/MUSC FIRE/REV SE UR 03 TIF INCREM	700140	700141	3,536,771
MUSCATINE CITY/MUSC SCH/MUSC FIRE/REV SE W-VIEW UR TIF INCREM	700191	700192	10,014,187
MUSCATINE CITY/MUSC SCH/MUSC FIRE/REV SE WAL-VIEW II INCREM	700214	700215	5,731,390
MUSCATINE CITY/MUSC SCH/MUSC FIRE/REV SE UNION TANK INCREM	700216	700217	0
MUSCATINE CITY/MUSC SCH/MUSC FIRE/GRANDVIEW SR LOFTS UR INCREM	700243	700244	0
MUSCATINE CITY/MUSC SCH/MUSC FIRE/MUSCO SPORTS LIGHTING UR INCREM	700245	700246	1,669,031

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,467,140	38,178,720	59,458,351	34,371,237	0	-62,968	135,846,952	0	135,846,952
Taxable	1,306,356	20,666,211	53,512,516	30,934,113	0	-62,968	107,908,204	0	107,908,204
Homestead Credits									204

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:** 477,116 0 **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue:	1,259,009
TIF Sp. Revenue Fund Interest:	21,472
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>1,280,481</b>

Rebate Expenditures:	540,888
Non-Rebate Expenditures:	887,000
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>1,427,888</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:** 329,709 0 **Amount of 06-30-2023 Cash Balance Restricted for LMI**

## Projects For MUSCATINE CITY SOUTHEND URBAN RENEWAL

### Wal-View Developments Dev. Agreement

Description:	Payments to Wal-View Developments
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

### Administrative Expenses

Description:	Payments to General Fund for Administrative Expenses
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

### Chamber Economic Development Grant

Description:	Payments to GMCCI for Economic Development
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

### Small Business Forgivable Loan Program

Description:	Annual Allocations for Small Business Forgivable Loan Program
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

### Wal-View Developments Development Agreement Project #2

Description:	Payments to Wal-View Developments Proj #2
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

### Code Compliance - Small Bus Forgivable Loan

Description:	Annual Alloc for Code Compliance Loan Program
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

### Dilapidated Bldg Rehab Forgivable Loan

Description:	Forgivable Loan for 500 Mulberry Rehab
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

### 2nd Street Streetscaping

Description:	Street and Sidewalk Reconstruction
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes

Payments Complete:	No
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## Musco Sports Lighting Project #2

Description:	Payments to Musco Sports Lighting
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

## Riverfront Masterplan Project

Description:	Riverfront Amphitheater Project
	Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	No
Payments Complete:	No

## Grandview Senior Lofts

Description:	Grandview Senior Lofts
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

## Facade Improvements - Small Business Forgivable Loan

Description:	Annual Alloc for Facade Imp Loan Program
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

## Forgivable Loan Program

Description:	Grandview Avenue Businesses
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

## Love's Travel Stop

Description:	Payments to Love's Travel Stop
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

## City Wayfinding Program

Description:	City Wayfinding Program
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For MUSCATINE CITY SOUTHEND URBAN RENEWAL

### Wal-View Developments Rebate

Debt/Obligation Type:	Rebates
Principal:	1,257,986
Interest:	0
Total:	1,257,986
Annual Appropriation?:	Yes
Date Incurred:	06/30/2013
FY of Last Payment:	2025

### Wal-View Developments #2 Rebate

Debt/Obligation Type:	Rebates
Principal:	810,275
Interest:	0
Total:	810,275
Annual Appropriation?:	Yes
Date Incurred:	12/18/2014
FY of Last Payment:	2027

### TIF Funded Portion of May 7, 2020 Bond Issue

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,600,000
Interest:	239,300
Total:	2,839,300
Annual Appropriation?:	No
Date Incurred:	05/07/2020
FY of Last Payment:	2030

### Musco Sports Lighting Project #2

Debt/Obligation Type:	Rebates
Principal:	515,000
Interest:	0
Total:	515,000
Annual Appropriation?:	Yes
Date Incurred:	11/21/2019
FY of Last Payment:	2032

### Grandview Senior Lofts

Debt/Obligation Type:	Rebates
Principal:	460,000
Interest:	0
Total:	460,000
Annual Appropriation?:	Yes
Date Incurred:	02/04/2021
FY of Last Payment:	2034

### Small Business Forgivable Loan Program

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

Total:	100,000
Annual Appropriation?:	No
Date Incurred:	11/03/2022
FY of Last Payment:	2023

**Forgivable Loan Code Compliance Program**

Debt/Obligation Type:	Internal Loans
Principal:	50,000
Interest:	0
Total:	50,000
Annual Appropriation?:	No
Date Incurred:	11/03/2022
FY of Last Payment:	2023

**Forgivable Loan Downtown Facade Program**

Debt/Obligation Type:	Internal Loans
Principal:	100,000
Interest:	0
Total:	100,000
Annual Appropriation?:	No
Date Incurred:	11/03/2023
FY of Last Payment:	2023

**Forgivable Loan - Grandview Ave Businesses**

Debt/Obligation Type:	Internal Loans
Principal:	130,000
Interest:	0
Total:	130,000
Annual Appropriation?:	No
Date Incurred:	01/20/2022
FY of Last Payment:	2023

**Small Business Forgivable Loan Program**

Debt/Obligation Type:	Internal Loans
Principal:	100,000
Interest:	0
Total:	100,000
Annual Appropriation?:	No
Date Incurred:	11/02/2023
FY of Last Payment:	2024

**Forgivable Loan Code Compliance Program**

Debt/Obligation Type:	Internal Loans
Principal:	50,000
Interest:	0
Total:	50,000
Annual Appropriation?:	No
Date Incurred:	11/02/2023
FY of Last Payment:	2024

**Forgivable Loan Downtown Facade Program**

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

Annual Appropriation?:	No
Date Incurred:	11/02/2023
FY of Last Payment:	2024

**Riverfront Amphitheater**

Debt/Obligation Type:	Internal Loans
Principal:	150,000
Interest:	0
Total:	150,000
Annual Appropriation?:	Yes
Date Incurred:	11/17/2022
FY of Last Payment:	2023

**Love's Travel Stop**

Debt/Obligation Type:	Rebates
Principal:	1,130,000
Interest:	0
Total:	1,130,000
Annual Appropriation?:	Yes
Date Incurred:	06/09/2022
FY of Last Payment:	2045

## Non-Rebates For MUSCATINE CITY SOUTHEND URBAN RENEWAL

TIF Expenditure Amount:	100,000
Tied To Debt:	Small Business Forgivable Loan Program
Tied To Project:	Small Business Forgivable Loan Program
TIF Expenditure Amount:	50,000
Tied To Debt:	Forgivable Loan Code Compliance Program
Tied To Project:	Code Compliance - Small Business Forgivable Loan
TIF Expenditure Amount:	100,000
Tied To Debt:	Forgivable Loan Downtown Facade Program
Tied To Project:	Facade Improvements - Small Business Forgivable Loan
TIF Expenditure Amount:	357,000
Tied To Debt:	TIF Funded Portion of May 7, 2020 Bond Issue
Tied To Project:	2nd Street Streetscaping
TIF Expenditure Amount:	0
Tied To Debt:	Grandview Senior Lofts
Tied To Project:	Grandview Senior Lofts
TIF Expenditure Amount:	130,000
Tied To Debt:	Forgivable Loan - Grandview Ave Businesses
Tied To Project:	Forgivable Loan Program
TIF Expenditure Amount:	150,000
Tied To Debt:	Riverfront Amphitheater
Tied To Project:	Riverfront Masterplan Project

## Rebates For MUSCATINE CITY SOUTHEND URBAN RENEWAL

### 4815 55th Ave West

TIF Expenditure Amount:	312,959
Rebate Paid To:	Wal-View Developments
Tied To Debt:	Wal-View Developments Rebate
Tied To Project:	Wal-View Developments Dev. Agreement
Projected Final FY of Rebate:	2025

### 5101 Sevig Street

TIF Expenditure Amount:	179,220
Rebate Paid To:	Wal-View Developments
Tied To Debt:	Wal-View Developments #2 Rebate
Tied To Project:	Wal-View Developments Development Agreement Project #2
Projected Final FY of Rebate:	2027

### 21074 Stewart Road

TIF Expenditure Amount:	48,709
Rebate Paid To:	Musco Sports Lighting, LLC
Tied To Debt:	Musco Sports Lighting Project #2
Tied To Project:	Musco Sports Lighting Project #2
Projected Final FY of Rebate:	2032



## Jobs For MUSCATINE CITY SOUTHEND URBAN RENEWAL

Project:	Wal-View Developments Dev. Agreement
Company Name:	Wal-View Developments Limited Company/GSTC Logistics
Date Agreement Began:	06/20/2013
Date Agreement Ends:	06/30/2025
Number of Jobs Created or Retained:	25
Total Annual Wages of Required Jobs:	750,000
Total Estimated Private Capital Investment:	18,000,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Wal-View Developments Development Agreement Project #2
Company Name:	Wal-View Developments Limited Company/GSTC Logistics
Date Agreement Began:	12/18/2014
Date Agreement Ends:	06/30/2027
Number of Jobs Created or Retained:	12
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	9,000,000
Total Estimated Cost of Public Infrastructure:	0

The 2004 TIF Revenue debt is tied to both the Airport Terminal Building and the Southend Water Extension projects.

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

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

### TIF Taxing District Data Collection

Local Government Name:	MUSCATINE (70G653)
Urban Renewal Area:	MUSCATINE CITY SOUTHEND URBAN RENEWAL (70006)
TIF Taxing District Name:	MUSCATINE CITY/MUSCATINE SCH/MUSC FIRE/REV SOUTH END UR TIF INCREM
TIF Taxing District Inc. Number:	700094
TIF Taxing District Base Year:	1993
FY TIF Revenue First Received:	1996
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	7,244,070	13,031,321	8,023,797	0	-11,112	30,621,618	0	30,621,618
Taxable	0	3,921,235	11,728,189	7,221,417	0	-11,112	24,347,362	0	24,347,362
Homestead Credits									48

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	13,335,732	17,296,998	13,574,545	3,722,453	117,877

FY 2023 TIF Revenue Received: 430,304

### TIF Taxing District Data Collection

Local Government Name:	MUSCATINE (70G653)
Urban Renewal Area:	MUSCATINE CITY SOUTHEND URBAN RENEWAL (70006)
TIF Taxing District Name:	MUSCATINE CITY AG/MUSCATINE SCH/MUSCATINE FD/REV SOUTH END TIF INCREM
TIF Taxing District Inc. Number:	700109
TIF Taxing District Base Year:	1993
FY TIF Revenue First Received:	1996
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	365,220	0	0	0	0	0	365,220	0	365,220
Taxable	325,196	0	0	0	0	0	325,196	0	325,196
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	132,745	232,475	118,690	113,785	2,378

FY 2023 TIF Revenue Received: 4,261

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

### TIF Taxing District Data Collection

Local Government Name:	MUSCATINE (70G653)
Urban Renewal Area:	MUSCATINE CITY SOUTHEND URBAN RENEWAL (70006)
TIF Taxing District Name:	MUSCATINE CITY/LOUISA-MUSCATINE SCH/MUSC FIRE/REV SE UR 03 TIF INCREM
TIF Taxing District Inc. Number:	700135
TIF Taxing District Base Year:	2002
FY TIF Revenue First Received:	1996
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	23,436,860	7,659,210	7,633,110	0	-44,448	38,684,732	0	38,684,732
Taxable	0	12,686,404	6,893,289	6,869,799	0	-44,448	26,405,044	0	26,405,044
Homestead Credits									126

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	28,896,825	9,832,355	5,019,691	4,812,664	149,272

FY 2023 TIF Revenue Received: 155,695

### TIF Taxing District Data Collection

Local Government Name:	MUSCATINE (70G653)
Urban Renewal Area:	MUSCATINE CITY SOUTHEND URBAN RENEWAL (70006)
TIF Taxing District Name:	MUSCATINE CITY AG/LOUISA-MUSCATINE SCH/MUSCATINE FIRE/SE UR 03 TIF INCREM
TIF Taxing District Inc. Number:	700137
TIF Taxing District Base Year:	2002
FY TIF Revenue First Received:	1996
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	270,120	0	0	0	0	0	270,120	0	270,120
Taxable	240,519	0	0	0	0	0	240,519	0	240,519
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	98,025	172,095	87,886	84,209	1,705

FY 2023 TIF Revenue Received: 0

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

### TIF Taxing District Data Collection

Local Government Name:	MUSCATINE (70G653)
Urban Renewal Area:	MUSCATINE CITY SOUTHEND URBAN RENEWAL (70006)
TIF Taxing District Name:	MUSCATINE CITY AG/MUSCATINE SCH/MUSCATINE FIRE/REV SE 03 UR TIF INCREM
TIF Taxing District Inc. Number:	700139
TIF Taxing District Base Year:	2002
FY TIF Revenue First Received:	1996
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	831,800	0	0	0	0	0	831,800	0	831,800
Taxable	740,641	0	0	0	0	0	740,641	0	740,641
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	298,840	532,960	272,085	260,875	5,452

FY 2023 TIF Revenue Received: 5,686

### TIF Taxing District Data Collection

Local Government Name:	MUSCATINE (70G653)
Urban Renewal Area:	MUSCATINE CITY SOUTHEND URBAN RENEWAL (70006)
TIF Taxing District Name:	MUSCATINE CITY/MUSCATINE SCH/MUSC FIRE/REV SE UR 03 TIF INCREM
TIF Taxing District Inc. Number:	700141
TIF Taxing District Base Year:	2002
FY TIF Revenue First Received:	1996
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	7,497,790	5,786,230	8,550,700	0	-7,408	21,928,242	0	21,928,242
Taxable	0	4,058,572	5,207,607	7,695,630	0	-7,408	17,018,744	0	17,018,744
Homestead Credits									30

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	15,008,020	6,927,630	3,536,771	3,390,859	107,376

FY 2023 TIF Revenue Received: 111,997

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

### TIF Taxing District Data Collection

Local Government Name:	MUSCATINE (70G653)
Urban Renewal Area:	MUSCATINE CITY SOUTHEND URBAN RENEWAL (70006)
TIF Taxing District Name:	MUSCATINE CITY/MUSC SCH/MUSC FIRE/REV SE W-VIEW UR TIF INCREM
TIF Taxing District Inc. Number:	700192
TIF Taxing District Base Year:	2013
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	0	22,159,300	0	0	0	22,159,300	0	22,159,300
Taxable	0	0	19,943,370	0	0	0	19,943,370	0	19,943,370
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	161,040	19,943,370	10,014,187	9,929,183	314,422

FY 2023 TIF Revenue Received: 316,719

### TIF Taxing District Data Collection

Local Government Name:	MUSCATINE (70G653)
Urban Renewal Area:	MUSCATINE CITY SOUTHEND URBAN RENEWAL (70006)
TIF Taxing District Name:	MUSCATINE CITY/MUSC SCH/MUSC FIRE/REV SE WAL-VIEW II INCREM
TIF Taxing District Inc. Number:	700215
TIF Taxing District Base Year:	2015
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	0	10,822,290	0	0	0	10,822,290	0	10,822,290
Taxable	0	0	9,740,061	0	0	0	9,740,061	0	9,740,061
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	310,200	9,740,061	5,731,390	4,008,671	126,940

FY 2023 TIF Revenue Received: 181,492

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

### TIF Taxing District Data Collection

Local Government Name:	MUSCATINE (70G653)
Urban Renewal Area:	MUSCATINE CITY SOUTHEND URBAN RENEWAL (70006)
TIF Taxing District Name:	MUSCATINE CITY/MUSC SCH/MUSC FIRE/REV SE UNION TANK INCREM
TIF Taxing District Inc. Number:	700217
TIF Taxing District Base Year:	2015
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	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	2,745,870	0	0	0	0

FY 2023 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name:	MUSCATINE (70G653)
Urban Renewal Area:	MUSCATINE CITY SOUTHEND URBAN RENEWAL (70006)
TIF Taxing District Name:	MUSCATINE CITY/MUSC SCH/MUSC FIRE/GRANDVIEW SR LOFTS UR INCREM
TIF Taxing District Inc. Number:	700244
TIF Taxing District Base Year:	2020
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	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	115,520	0	0	0	0

FY 2023 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	MUSCATINE (70G653)
Urban Renewal Area:	MUSCATINE CITY SOUTHEND URBAN RENEWAL (70006)
TIF Taxing District Name:	MUSCATINE CITY/MUSC SCH/MUSC FIRE/MUSCO SPORTS LIGHTING UR INCREM
TIF Taxing District Inc. Number:	700246
TIF Taxing District Base Year:	2020
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	0	0	10,163,630	0	0	10,163,630	0	10,163,630
Taxable	0	0	0	9,147,267	0	0	9,147,267	0	9,147,267
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	6,713,470	3,450,160	1,669,031	1,781,129	56,402

FY 2023 TIF Revenue Received: 52,855



## Urban Renewal Area Data Collection

Local Government Name: MUSCATINE (70G653)  
 Urban Renewal Area: MUSCATINE MALL URBAN RENEWAL  
 UR Area Number: 70012

UR Area Creation Date: 12/2006

UR Area Purpose: To provide assistance to the owner of the Muscatine Mall to undertake the development, renovation, and improvement of the Mall and adjacent commercial outlots.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MUSCATINE CITY/MUSCATINE SCH/MUSC FIRE MUSC MALL UR TIF INCREM	700155	700156	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	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
<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**

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

Due to a change in ownership of the Muscatine Mall, the City reached an agreement with the former owners to terminate the agreement. The FY 17 payment was the final payment on this rebate agreement. This TIF fund was closed out in FY 19.

256 Characters Left

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

0

TIF Taxing District Data Collection

Local Government Name:	MUSCATINE (70G653)
Urban Renewal Area:	MUSCATINE MALL URBAN RENEWAL (70012)
TIF Taxing District Name:	MUSCATINE CITY/MUSCATINE SCH/MUSC FIRE MUSC MALL UR TIF INCREM
TIF Taxing District Inc. Number:	700156
TIF Taxing District Base Year:	2007
FY TIF Revenue First Received:	2010
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2029

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2006

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	9,216,520	0	0	0	0

FY 2023 TIF Revenue Received: 0

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

## Urban Renewal Area Data Collection

Local Government Name: MUSCATINE (70G653)  
 Urban Renewal Area: MUSCATINE CITY NORTHEAST CEDAR DEVELOPMENT URBAN RENEWAL  
 UR Area Number: 70013

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
--	-------------	------------------	----------------------------

## 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:** 66,370 0 **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	1,790
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>1,790</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:** 68,160 0 **Amount of 06-30-2023 Cash Balance Restricted for LMI**

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

## Urban Renewal Area Data Collection

Local Government Name: MUSCATINE (70G653)  
 Urban Renewal Area: MUSCATINE CITY HEINZ INDUSTRIAL URBAN RENEWAL  
 UR Area Number: 70014

UR Area Creation Date: 01/2010

UR Area Purpose: To foster industrial development and job retention in this area in accordance with local community objectives.

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
MUSCATINE CITY/MUSC SCH/MUSC FIRE/HEINZ 2014 UR TIF INCREM	700189	700190	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	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:** 4,895 0 **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 0  
 TIF Sp. Revenue Fund Interest: 41  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue:** 41

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 4,936  
 Returned to County Treasurer: 0  
**Total Expenditures:** 4,936

**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 CITY HEINZ INDUSTRIAL URBAN RENEWAL

### H.J. Heinz Dev Agreement 2-20-14

Description:	Payments to H.J. Heinz
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

### Administrative Expenses

Description:	Payments to GEneral Fund for Administrative Expenses
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

# Debts/Obligations For MUSCATINE CITY HEINZ INDUSTRIAL URBAN RENEWAL

## H.J. Heinz Rebate

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	02/20/2014
FY of Last Payment:	2021

## Administrative Expenses

Debt/Obligation Type:	Internal Loans
Principal:	4,900
Interest:	0
Total:	4,900
Annual Appropriation?:	No
Date Incurred:	11/04/2021
FY of Last Payment:	2023

**Non-Rebates For MUSCATINE CITY HEINZ INDUSTRIAL URBAN RENEWAL**

TIF Expenditure Amount:	4,936
Tied To Debt:	Administrative Expenses
Tied To Project:	Administrative Expenses



**Rebates For MUSCATINE CITY HEINZ INDUSTRIAL URBAN RENEWAL**

**Heinz Plant 1357 Isett Avenue**

TIF Expenditure Amount:	0
Rebate Paid To:	H,J. Heinz Company LP
Tied To Debt:	H.J. Heinz Rebate
Tied To Project:	H.J. Heinz Dev Agreement 2-20-14
Projected Final FY of Rebate:	2021

## **Jobs For MUSCATINE CITY HEINZ INDUSTRIAL URBAN RENEWAL**

Project:	H.J. Heinz Dev Agreement 2-20-14
Company Name:	H.J. Heinz L.P.
Date Agreement Began:	02/20/2014
Date Agreement Ends:	06/30/2021
Number of Jobs Created or Retained:	106
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	24,000,000
Total Estimated Cost of Public Infrastructure:	0

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

The 5th and final payment on this TIF agreement was made in FY 2021.

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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:	MUSCATINE (70G653)
Urban Renewal Area:	MUSCATINE CITY HEINZ INDUSTRIAL URBAN RENEWAL (70014)
TIF Taxing District Name:	MUSCATINE CITY/MUSC SCH/MUSC FIRE/HEINZ 2014 UR TIF INCREM
TIF Taxing District Inc. Number:	700190
TIF Taxing District Base Year:	2014
FY TIF Revenue First Received:	2017
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2036

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2014

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	9,843,960	0	0	0	0

FY 2023 TIF Revenue Received: 0

**Urban Renewal Area Data Collection**

Local Government Name: MUSCATINE (70G653)  
 Urban Renewal Area: MUSCATINE CITY FRIDLEY THEATRES URBAN RENEWAL  
 UR Area Number: 70016

UR Area Creation Date: 04/2012

UR Area Purpose: To provide economic development assistance to develop this area including new public infrastructure to support commercial development. The Fridley Theaters Inc. Project will add diversity and generate new opportunities and benefits by creating new jobs.

<b>Tax Districts within this Urban Renewal Area</b>	<b>Base No.</b>	<b>Increment No.</b>	<b>Increment Value Used</b>
MUSCATINE CITY/MUSC SCH/MUSC FIRE/FRIDLEY UR INCREM	700185	700186	2,141,398

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

	<b>Agricultural</b>	<b>Residential</b>	<b>Commercial</b>	<b>Industrial</b>	<b>Other</b>	<b>Military</b>	<b>Total</b>	<b>Gas/Electric Utility</b>	<b>Total</b>
Assessed	0	0	2,998,880	0	0	0	2,998,880	0	2,998,880
Taxable	0	0	2,698,992	0	0	0	2,698,992	0	2,698,992
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:** **45,761** **0** **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 67,812  
 TIF Sp. Revenue Fund Interest: 1,405  
 Property Tax Replacement Claims 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 69,217**

Rebate Expenditures: 59,948  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures: 59,948**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:** **55,030** **0** **Amount of 06-30-2023 Cash Balance Restricted for LMI**

## Projects For MUSCATINE CITY FRIDLEY THEATRES URBAN RENEWAL

### Fridley Theaters Dev Agreement

Description:	Payments to R.L. Fridley Theaters Inc.
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

# Debts/Obligations For MUSCATINE CITY FRIDLEY THEATRES URBAN RENEWAL

## R.L. Fridley Theaters Inc. Rebate

Debt/Obligation Type:	Rebates
Principal:	1,037,951
Interest:	0
Total:	1,037,951
Annual Appropriation?:	No
Date Incurred:	06/21/2012
FY of Last Payment:	2030

## R.L. Fridley Theaters Inc. Outlot Rebate

Debt/Obligation Type:	Rebates
Principal:	1,500,000
Interest:	0
Total:	1,500,000
Annual Appropriation?:	Yes
Date Incurred:	11/17/2022
FY of Last Payment:	2035

Rebates For MUSCATINE CITY FRIDLEY THEATRES URBAN RENEWAL

3611 Palms Driver

TIF Expenditure Amount:	59,948
Rebate Paid To:	R.L. Fridley Theaters Inc.
Tied To Debt:	R.L. Fridley Theaters Inc. Rebate
Tied To Project:	Fridley Theaters Dev Agreement
Projected Final FY of Rebate:	2030



**Jobs For MUSCATINE CITY FRIDLEY THEATRES URBAN RENEWAL**

Project:	Fridley Theaters Dev Agreement
	R.L. Fridley Theatres, Inc. and
Company Name:	Fridley Properties, LLC
Date Agreement Began:	06/21/2012
Date Agreement Ends:	06/30/2030
Number of Jobs Created or Retained:	20
Total Annual Wages of Required Jobs:	175,000
Total Estimated Private Capital Investment:	4,000,000
Total Estimated Cost of Public Infrastructure:	1,553,228

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

FY 2022/2023 was the 8th year of the 15 year rebate period for Fridley Theaters.

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

0

TIF Taxing District Data Collection

Local Government Name:	MUSCATINE (70G653)
Urban Renewal Area:	MUSCATINE CITY FRIDLEY THEATRES URBAN RENEWAL (70016)
TIF Taxing District Name:	MUSCATINE CITY/MUSC SCH/MUSC FIRE/FRIDLEY UR INCREM
TIF Taxing District Inc. Number:	700186
TIF Taxing District Base Year:	2011
FY TIF Revenue First Received:	2015
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2034

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2012

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	0	2,998,880	0	0	0	2,998,880	0	2,998,880
Taxable	0	0	2,698,992	0	0	0	2,698,992	0	2,698,992
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	148,920	2,698,992	2,141,398	557,594	17,657

FY 2023 TIF Revenue Received: 67,812

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

## Urban Renewal Area Data Collection

Local Government Name: MUSCATINE (70G653)  
 Urban Renewal Area: MUSCATINE CITY RIVERVIEW REINVESTMENT DISTRICT URBAN RENEWAL  
 UR Area Number: 70018

UR Area Creation Date: 12/2014

UR Area Purpose: To provide economic development assistance to develop a new downtown hotel and conference center. The Hotel project will add diversity and generate new opportunities and benefits for Muscatine and Iowa economies including creating new jobs.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MUSCATINE CITY/MUSC SCH/MUSC FIRE/RIVERVIEW HOTEL UR TIF INCREM	700198	700199	15,819,560

## 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	2,827,900	16,628,452	0	0	-3,704	19,690,576	0	19,690,576
Taxable	0	1,530,745	14,965,608	0	0	-3,704	16,644,329	0	16,644,329
Homestead Credits									4

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:** 1,289 0 **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 500,947  
 TIF Sp. Revenue Fund Interest: 267  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 501,214**

Rebate Expenditures: 500,947  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures: 500,947**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:** 1,556 0 **Amount of 06-30-2023 Cash Balance Restricted for LMI**

## Projects For MUSCATINE CITY RIVERVIEW REINVESTMENT DISTRICT URBAN RENEWAL

### Riverview Hotel Development Project

Description:	Hotel and Conference Facility
Classification:	Commercial - hotels and conference centers
Physically Complete:	Yes
Payments Complete:	No

# Debts/Obligations For MUSCATINE CITY RIVERVIEW REINVESTMENT DISTRICT URBAN RENEWAL

## Riverview Hotel Development Agreement

Debt/Obligation Type:	Rebates
Principal:	4,248,834
Interest:	0
Total:	4,248,834
Annual Appropriation?:	Yes
Date Incurred:	12/18/2014
FY of Last Payment:	2038

**Rebates For MUSCATINE CITY RIVERVIEW REINVESTMENT DISTRICT URBAN RENEWAL**

**119 W. Mississippi Drive**

TIF Expenditure Amount:	500,947
Rebate Paid To:	Riverview Hotel Development
Tied To Debt:	Riverview Hotel Development Agreement
Tied To Project:	Riverview Hotel Development Project
Projected Final FY of Rebate:	2039

## Jobs For MUSCATINE CITY RIVERVIEW REINVESTMENT DISTRICT URBAN RENEWAL

Project:	Riverview Hotel Development
Company Name:	Project
Date Agreement Began:	Riverview Hotel Development
Date Agreement Ends:	12/18/2014
Number of Jobs Created or Retained:	06/01/2038
Total Annual Wages of Required Jobs:	70
Total Estimated Private Capital Investment:	1,888,000
Total Estimated Cost of Public Infrastructure:	41,000,000
	0



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

FY 2022/2023 rebate is the 4th rebate year under this 20-year agreement.

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

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

## TIF Taxing District Data Collection

Local Government Name:	MUSCATINE (70G653)
Urban Renewal Area:	MUSCATINE CITY RIVERVIEW REINVESTMENT DISTRICT URBAN RENEWAL (70018)
TIF Taxing District Name:	MUSCATINE CITY/MUSC SCH/MUSC FIRE/RIVERVIEW HOTEL UR TIF INCREM
TIF Taxing District Inc. Number:	700199
TIF Taxing District Base Year:	2014
FY TIF Revenue First Received:	2020
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2039

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2014

## 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	2,827,900	16,628,452	0	0	-3,704	19,690,576	0	19,690,576
Taxable	0	1,530,745	14,965,608	0	0	-3,704	16,644,329	0	16,644,329
Homestead Credits									4

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	3,874,720	15,819,560	15,819,560	0	0

FY 2023 TIF Revenue Received: 500,947

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

## Urban Renewal Area Data Collection

Local Government Name: MUSCATINE (70G653)  
 Urban Renewal Area: MUSCATINE CITY NORTH UNIVERSITY URBAN RENEWAL  
 UR Area Number: 70019

UR Area Creation Date: 12/2014

UR Area Purpose: Economic development assistance  
 in the form of tax increment rebate  
 payments to the HNI Corporation  
 to assist in the expansion of their  
 facilities in this area.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MUSCATINE CITY/MUSC SCH/MUSC FIRE/HNI UR INCREM	700222	700223	2,519,292

## 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	16,986,010	0	0	16,986,010	0	16,986,010
Taxable	0	0	0	15,287,409	0	0	15,287,409	0	15,287,409
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:** 11,281 0 **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 79,777  
 TIF Sp. Revenue Fund Interest: 473  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 80,250**

Rebate Expenditures: 76,376  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures: 76,376**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:** 15,155 0 **Amount of 06-30-2023 Cash Balance Restricted for LMI**

## Projects For MUSCATINE CITY NORTH UNIVERSITY URBAN RENEWAL

### HNI Development Agreement

Description:	Payments to HNI Corporation
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

# Debts/Obligations For MUSCATINE CITY NORTH UNIVERSITY URBAN RENEWAL

## HNI Corp Rebate Payments

Debt/Obligation Type:	Rebates
Principal:	3,590,261
Interest:	0
Total:	3,590,261
Annual Appropriation?:	Yes
Date Incurred:	02/09/2017
FY of Last Payment:	2029

**Rebates For MUSCATINE CITY NORTH UNIVERSITY URBAN RENEWAL**

**505 Ford Avenue**

TIF Expenditure Amount:	76,376
Rebate Paid To:	HNI Corporation
Tied To Debt:	HNI Corp Rebate Payments
Tied To Project:	HNI Development Agreement
Projected Final FY of Rebate:	2029

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

The project went on the tax rolls as of 1-1-18 with the first rebate payment in FY 2019/2020. The agreement provides for a 50% rebate for a 10-year period to a maximum of \$3,811,000.

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

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

### TIF Taxing District Data Collection

Local Government Name: MUSCATINE (70G653)  
 Urban Renewal Area: MUSCATINE CITY NORTH UNIVERSITY URBAN RENEWAL (70019)  
 TIF Taxing District Name: MUSCATINE CITY/MUSC SCH/MUSC FIRE/HNI UR INCREM  
 TIF Taxing District Inc. Number: 700223  
 TIF Taxing District Base Year: 2016  
 FY TIF Revenue First Received: 2020  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2039

	UR Designation
Slum	No
Blighted	No
Economic Development	02/2017

### 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	16,986,010	0	0	16,986,010	0	16,986,010
Taxable	0	0	0	15,287,409	0	0	15,287,409	0	15,287,409
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	11,595,210	5,390,800	2,519,292	2,871,508	90,930

FY 2023 TIF Revenue Received: 79,777



**Urban Renewal Area Data Collection**

Local Government Name: MUSCATINE (70G653)  
 Urban Renewal Area: MUSCATINE CITY WHITE DIST URBAN RENEWAL  
 UR Area Number: 70020

UR Area Creation Date: 03/2018

UR Area Purpose: Economic development assistance  
 in the form of tax increment rebate  
 payments to White Distribution and  
 Supply LLC (WDS) to assist in the  
 expansion of their facilities in  
 Muscatine.

<b>Tax Districts within this Urban Renewal Area</b>	<b>Base No.</b>	<b>Increment No.</b>	<b>Increment Value Used</b>
MUSCATINE CITY/MUSC SCH/MUSC FIRE/WHITE DIST UR INCREM	700224	700225	1,700,522

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

	<b>Agricultural</b>	<b>Residential</b>	<b>Commercial</b>	<b>Industrial</b>	<b>Other</b>	<b>Military</b>	<b>Total</b>	<b>Gas/Electric Utility</b>	<b>Total</b>
Assessed	0	0	6,624,220	0	0	0	6,624,220	0	6,624,220
Taxable	0	0	5,961,798	0	0	0	5,961,798	0	5,961,798
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:** **8,933** **0** **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 53,849  
 TIF Sp. Revenue Fund Interest: 410  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 54,259**

Rebate Expenditures: 50,145  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures: 50,145**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:** **13,047** **0** **Amount of 06-30-2023 Cash Balance Restricted for LMI**

## Projects For MUSCATINE CITY WHITE DIST URBAN RENEWAL

### White Distribution & Supply Development Agreement

Description:	TIF Rebate Economic Development Payments to WDS
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

# Debts/Obligations For MUSCATINE CITY WHITE DIST URBAN RENEWAL

## White Distribution & Spply Rebate Payments

Debt/Obligation Type:	Rebates
Principal:	346,848
Interest:	0
Total:	346,848
Annual Appropriation?:	Yes
Date Incurred:	03/15/2018
FY of Last Payment:	2030

# Rebates For MUSCATINE CITY WHITE DIST URBAN RENEWAL

## 3702 Park Avenue

TIF Expenditure Amount:	50,145
Rebate Paid To:	White Distributing Supply Inc
Tied To Debt:	White Distribution & Spply Rebate Payments
Tied To Project:	White Distribution & Supply Development Agreement
Projected Final FY of Rebate:	2030

## **Jobs For MUSCATINE CITY WHITE DIST URBAN RENEWAL**

Project:	White Distribution & Supply
Company Name:	Development Agreement
Date Agreement Began:	White Distribution & Supply LLC
Date Agreement Ends:	03/15/2018
Number of Jobs Created or Retained:	06/30/2030
Total Annual Wages of Required Jobs:	15
Total Estimated Private Capital Investment:	0
Total Estimated Cost of Public Infrastructure:	6,000,000
	0

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

The White Distribution project went on the tax rolls as of 1-1-19. The first rebate payment was made in in 2020/2021.

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

0

TIF Taxing District Data Collection

Local Government Name:	MUSCATINE (70G653)		
Urban Renewal Area:	MUSCATINE CITY WHITE DIST URBAN RENEWAL (70020)		
TIF Taxing District Name:	MUSCATINE CITY/MUSC SCH/MUSC FIRE/WHITE DIST UR INCREM		
TIF Taxing District Inc. Number:	700225		
TIF Taxing District Base Year:	2018		
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	0	6,624,220	0	0	0	6,624,220	0	6,624,220
Taxable	0	0	5,961,798	0	0	0	5,961,798	0	5,961,798
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	2,941,350	3,682,870	1,700,522	1,982,348	62,774

FY 2023 TIF Revenue Received: 53,849

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

## Urban Renewal Area Data Collection

Local Government Name: MUSCATINE (70G653)  
 Urban Renewal Area: MUSCATINE CITY OAK PARK URBAN RENEWAL AREA  
 UR Area Number: 70021

UR Area Creation Date: 07/2018

UR Area Purpose: To provide economic development assistance to developers of a senior living complex affordable to low and moderate income seniors consisting of 16 triplexes and a clubhouse.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MUSCATINE CITY/MUSC SCH/MUSC FIRE/OAK PARK URB REN TIF INCREM	700229	700230	881,752

## 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	1,320,000	0	0	0	1,320,000	0	1,320,000
Taxable	0	0	1,188,000	0	0	0	1,188,000	0	1,188,000
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: 27,921  
 TIF Sp. Revenue Fund Interest: 431  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 28,352**

Rebate Expenditures: 25,108  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures: 25,108**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:** 3,244 0 **Amount of 06-30-2023 Cash Balance Restricted for LMI**



## Projects For MUSCATINE CITY OAK PARK URBAN RENEWAL AREA

### TIF Oak Park Inc. and JNB Oak Park LP Development Agreement

Description:	TIF Oak Park and JNB Oak Park Rebate
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

# Debts/Obligations For MUSCATINE CITY OAK PARK URBAN RENEWAL AREA

## TIF Oak Park and JNB Oak Park Development Agreement

Debt/Obligation Type:	Rebates
Principal:	497,445
Interest:	0
Total:	497,445
Annual Appropriation?:	Yes
Date Incurred:	04/04/2019
FY of Last Payment:	2037

Rebates For MUSCATINE CITY OAK PARK URBAN RENEWAL AREA

913 Clubhouse Drive

TIF Expenditure Amount:	25,108
Rebate Paid To:	TIF Oak Park Inc and JNB Oak Park LP
Tied To Debt:	TIF Oak Park and JNB Oak Park Development Agreement
Tied To Project:	TIF Oak Park Inc. and JNB Oak Park LP Development Agreement
Projected Final FY of Rebate:	2037

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

This development agreement provides for TIF rebates for a 15 year period up to a maximum amount of \$497,445. The project completed in FY 2021. First rebate was made in FY 23.

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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:	MUSCATINE (70G653)		
Urban Renewal Area:	MUSCATINE CITY OAK PARK URBAN RENEWAL AREA (70021)		
TIF Taxing District Name:	MUSCATINE CITY/MUSC SCH/MUSC FIRE/OAK PARK URB REN TIF INCREM		
TIF Taxing District Inc. Number:	700230		
TIF Taxing District Base Year:	2019		
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	0	1,320,000	0	0	0	1,320,000	0	1,320,000
Taxable	0	0	1,188,000	0	0	0	1,188,000	0	1,188,000
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	61,440	1,188,000	881,752	306,248	9,698

FY 2023 TIF Revenue Received: 27,921

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

## Urban Renewal Area Data Collection

Local Government Name: MUSCATINE (70G653)  
 Urban Renewal Area: MUSCATINE CITY ARBOR COMMONS URBAN RENEWAL  
 UR Area Number: 70022

UR Area Creation Date: 11/2018

UR Area Purpose: To provide economic development assistance to the developer of a new residential subdivision to assist in funding costs of the public infrastructure for this subdivision.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MUSCATINE CITY/MUSC SCH/MUSC FIRE/ARBOR COMMONS URB REN TIF INCREM	700231	700232	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	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
<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**

## Projects For MUSCATINE CITY ARBOR COMMONS URBAN RENEWAL

### NPSW Enterprises New Housing Subdivision Development Agreement

Description:	NPSW Rebate for Arbor Commons Public infrastructure
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For MUSCATINE CITY ARBOR COMMONS URBAN RENEWAL

NPSW TIF Rebate Agreement

Debt/Obligation Type:	Rebates
Principal:	750,000
Interest:	0
Total:	750,000
Annual Appropriation?:	Yes
Date Incurred:	12/06/2018
FY of Last Payment:	2043



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

This development agreement provides for a rebate up to the cost of the public infrastructure to a max of \$750,000 and that the developer can complete the project in up to 3 phases with each phase having a 10 year rebate period. Max total years is 20.

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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:	MUSCATINE (70G653)
Urban Renewal Area:	MUSCATINE CITY ARBOR COMMONS URBAN RENEWAL (70022)
TIF Taxing District Name:	MUSCATINE CITY/MUSC SCH/MUSC FIRE/ARBOR COMMONS URB REN TIF INCREM
TIF Taxing District Inc. Number:	700232
TIF Taxing District Base Year:	2019
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	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	58,400	0	0	0	0

FY 2023 TIF Revenue Received: 0

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

## Urban Renewal Area Data Collection

Local Government Name: MUSCATINE (70G653)  
 Urban Renewal Area: MUSCATINE CITY HERSHEY BUILDING URBAN RENEWAL  
 UR Area Number: 70023

UR Area Creation Date: 04/2019

UR Area Purpose: Economic development assistance and blight alleviation for the redevelopment of the Hershey Building into a mixed use building including multi-residential and/or commercial/retail units to be owned and operated by the developer.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MUSCATINE CITY/MUSC SCH/MUSC FIRE/HERSHEY BLDG URB REN TIF INCREM	700233	700234	2,301,483

## 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	963,972	0	0	0	3,213,240	0	3,213,240
Taxable	0	0	867,574	0	0	0	2,301,483	0	2,301,483
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:** **3,003** **0** **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 72,879  
 TIF Sp. Revenue Fund Interest: 166  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 73,045**

Rebate Expenditures: 70,527  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures: 70,527**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:** **5,521** **0** **Amount of 06-30-2023 Cash Balance Restricted for LMI**

## Projects For MUSCATINE CITY HERSHEY BUILDING URBAN RENEWAL

### Bush Development LLC and Hershey Property LLC Development Agreement

Description:	Bush Development and Hershey Property Tlf Rebate
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	No

# Debts/Obligations For MUSCATINE CITY HERSHEY BUILDING URBAN RENEWAL

## Bush Development and Hershey Property TIF Rebate

Debt/Obligation Type:	Rebates
Principal:	607,407
Interest:	0
Total:	607,407
Annual Appropriation?:	Yes
Date Incurred:	05/02/2019
FY of Last Payment:	2031

Rebates For MUSCATINE CITY HERSHEY BUILDING URBAN RENEWAL

Hershey Building

TIF Expenditure Amount:	70,527
Rebate Paid To:	Bush Developement and Hershey Property
Tied To Debt:	Bush Development and Hershey Property TIF Rebate
Tied To Project:	Bush Development LLC and Hershey Property LLC Development Agreement
Projected Final FY of Rebate:	2031

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

The development agreement for this project provides for 10 years of TIF rebates to a maximum of \$700,000. The first rebate was made in FY 2021/2022.

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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: MUSCATINE (70G653)

Urban Renewal Area: MUSCATINE CITY HERSHEY BUILDING URBAN RENEWAL (70023)

TIF Taxing District Name: MUSCATINE CITY/MUSC SCH/MUSC FIRE/HERSHEY BLDG URB REN TIF INCREM

TIF Taxing District Inc. Number: 700234

TIF Taxing District Base Year: 2019

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	0	963,972	0	0	0	3,213,240	0	3,213,240
Taxable	0	0	867,574	0	0	0	2,301,483	0	2,301,483
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	862,460	2,301,483	2,301,483	0	0

FY 2023 TIF Revenue Received: 72,879



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## Urban Renewal Area Data Collection

Local Government Name: MUSCATINE (70G653)  
 Urban Renewal Area: MUSCATINE CITY COLORADO SR LOFTS URBAN RENEWAL  
 UR Area Number: 70024

UR Area Creation Date: 02/2021

UR Area Purpose: To provide economic developemnt assistance to developers of a senior living complex, consisting of 51 units, to low and moderate income seniors.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MUSCATINE CITY/MUSC SCH/MUSC FIRE/COLORADO SR LOFTS UR INCREM	700239	700240	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	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
<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**

# Projects For MUSCATINE CITY COLORADO SR LOFTS URBAN RENEWAL

## Colorado Senior Lofts

Description:	Colorado Senior Lofts
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

# Debts/Obligations For MUSCATINE CITY COLORADO SR LOFTS URBAN RENEWAL

## Colorado Senior Lofts

Debt/Obligation Type:	Rebates
Principal:	460,000
Interest:	0
Total:	460,000
Annual Appropriation?:	Yes
Date Incurred:	02/04/2021
FY of Last Payment:	2034

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The development agreement for this project provides for 10 years of TIF rebates to a maximum of \$460,000. The first rebate will be made in FY 2024/2025.

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

0

TIF Taxing District Data Collection

Local Government Name:	MUSCATINE (70G653)
Urban Renewal Area:	MUSCATINE CITY COLORADO SR LOFTS URBAN RENEWAL (70024)
TIF Taxing District Name:	MUSCATINE CITY/MUSC SCH/MUSC FIRE/COLORADO SR LOFTS UR INCREM
TIF Taxing District Inc. Number:	700240
TIF Taxing District Base Year:	2020
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	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	30,000	0	0	0	0

FY 2023 TIF Revenue Received: 0

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## Urban Renewal Area Data Collection

Local Government Name: MUSCATINE (70G653)  
 Urban Renewal Area: MUSCATINE CITY STEAMBOAT APTS URBAN RENEWAL AREA  
 UR Area Number: 70025

UR Area Creation Date: 02/2021

UR Area Purpose: To provide economic development assistance to developers of an apartment complex affordable to low and moderate income families. Complex will consist of forty-two rental units.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MUSCATINE CITY/MUSC SCH/MUSC FIRE/STEAMBOAT APTS UR INCREM	700241	700242	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	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
<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**

# Projects For MUSCATINE CITY STEAMBOAT APTS URBAN RENEWAL AREA

## Steamboat Apartments

Description:	Steamboat Apartments
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For MUSCATINE CITY STEAMBOAT APTS URBAN RENEWAL AREA

### JNB Family 1, LP

Debt/Obligation Type:	Rebates
Principal:	460,000
Interest:	0
Total:	460,000
Annual Appropriation?:	Yes
Date Incurred:	03/18/2021
FY of Last Payment:	2039



**Income Housing For MUSCATINE CITY STEAMBOAT APTS URBAN RENEWAL AREA**

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

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The development agreement for this project provides for 15 years of TIF rebates to a maximum of \$460,000. The first rebate will be made in FY 2024/2025.

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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:	MUSCATINE (70G653)
Urban Renewal Area:	MUSCATINE CITY STEAMBOAT APTS URBAN RENEWAL AREA (70025)
TIF Taxing District Name:	MUSCATINE CITY/MUSC SCH/MUSC FIRE/STEAMBOAT APTS UR INCREM
TIF Taxing District Inc. Number:	700242
TIF Taxing District Base Year:	2020
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	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	18,310	0	0	0	0

FY 2023 TIF Revenue Received: 0