

**Annual Urban Renewal Report, Fiscal Year 2024 - 2025**

**Levy Authority Summary**

Local Government Name: MASON CITY  
 Local Government Number: 17G145

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
MASON CITY FOREST PARK URBAN RENEWAL	17006	1
MASON CITY UNIFIED URBAN RENEWAL	17010	7
MASON CITY DOWNTOWN REINVESTMENT URA	17026	2
MASON CITY SOUTHSIDE GATEWAY URA	17027	4

**TIF Debt Outstanding: 20,529,400**

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 331,412      0      Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	2,193,555	
TIF Sp. Revenue Fund Interest:	0	
Property Tax Replacement Claims	0	
Asset Sales & Loan Repayments:	41,603	
<b>Total Revenue:</b>	<b>2,235,158</b>	

Rebate Expenditures:	553,456	
Non-Rebate Expenditures:	1,844,951	
Returned to County Treasurer:	0	
<b>Total Expenditures:</b>	<b>2,398,407</b>	

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 168,163      0      Amount of 06-30-2025 Cash Balance Restricted for LMI**

**Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 17,962,830**

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**Urban Renewal Area Data Collection**

Local Government Name: MASON CITY (17G145)  
 Urban Renewal Area: MASON CITY FOREST PARK URBAN RENEWAL  
 UR Area Number: 17006  
 UR Area Creation Date: 07/1993  
 UR Area Purpose: See Plan

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MASON CITY CITY/MASON CITY SCH/FOREST PARK INCREM	170103	170102	5,018,120

**Urban Renewal Area Value by Class - 1/1/2023 for FY 2025**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,845,040	23,124,580	0	0	0	24,956,620	0	24,956,620
Taxable	0	855,041	20,222,751	0	0	0	21,064,792	0	21,064,792
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:** 4,439      0      **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	141,055
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	8,620
<b>Total Revenue:</b>	<b>149,675</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	154,114
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>154,114</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:** 0      0      **Amount of 06-30-2025 Cash Balance Restricted for LMI**

## Projects For MASON CITY FOREST PARK URBAN RENEWAL

### Crescent Park Maintenance

Description:	Lawn care for Crescent Park
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

### Riverwalk Improvements

Description:	Construct Riverwalk along Willow Creek
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	No
Payments Complete:	No

### Neighborhood Housing Stabilization

Description:	Provide assistance to LMI Homeowners
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

### Neighborhood Housing Infrastructure

Description:	Provide infrastructure improvements in LMI targeted neighborhoods
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For MASON CITY FOREST PARK URBAN RENEWAL

### Crescent Park Maintenance Payment

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	07/01/2016
FY of Last Payment:	2021

### 2023A GO Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,387,026
Interest:	0
Total:	1,387,026
Annual Appropriation?:	No
Date Incurred:	07/18/2023
FY of Last Payment:	2033

### Neighborhood Stabilization Int Loan

Debt/Obligation Type:	Internal Loans
Principal:	250,000
Interest:	9,414
Total:	259,414
Annual Appropriation?:	No
Date Incurred:	11/19/2024
FY of Last Payment:	2026

### Legal Fees

Debt/Obligation Type:	Other Debt
Principal:	8,056
Interest:	0
Total:	8,056
Annual Appropriation?:	No
Date Incurred:	12/14/2023
FY of Last Payment:	2026

## Non-Rebates For MASON CITY FOREST PARK URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	Crescent Park Maintenance Payment
Tied To Project:	Crescent Park Maintenance
TIF Expenditure Amount:	154,114
Tied To Debt:	2023A GO Bond
Tied To Project:	Riverwalk Improvements

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**TIF Taxing District Data Collection**

Local Government Name: MASON CITY (17G145)  
 Urban Renewal Area: MASON CITY FOREST PARK URBAN RENEWAL (17006)  
 TIF Taxing District Name: MASON CITY CITY/MASON CITY SCH/FOREST PARK INCREM  
 TIF Taxing District Inc. Number: 170102  
 TIF Taxing District Base Year: 1992  
 FY TIF Revenue First Received: 1993  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1994

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,845,040	23,124,580	0	0	0	24,956,620	0	24,956,620
Taxable	0	855,041	20,222,751	0	0	0	21,064,792	0	21,064,792
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	5,391,518	19,565,102	5,018,120	14,546,982	411,090

FY 2025 TIF Revenue Received: 141,055

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**Urban Renewal Area Data Collection**

Local Government Name: MASON CITY (17G145)  
 Urban Renewal Area: MASON CITY UNIFIED URBAN RENEWAL  
 UR Area Number: 17010  
 UR Area Creation Date: 07/1993  
 UR Area Purpose: See Plan

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MASON CITY CITY/MASON CITY SCH/UNIFIED - INDUSTRIAL URBAN RENEWAL INCREM	170205	170206	0
MASON CITY CITY AG/MASON CITY SCH/UNIFIED - INDUSTRIAL URBAN RENEWAL INCREM	170207	170208	0
MASON CITY CORP/MASON CITY SCHOOL/MC UNIFIED - AMD 1 INCREMENT	170227	170228	41,828,305
MASON CITY AG/MASON CITY SCHOOL/MC UNIFIED - AMD 1 INCREMENT	170229	170230	0
MASON CITY CORP/MASON CITY SCHOOL/MC UNIFIED - AMD 2 INC	170231	170232	0
MASON CITY CORP AG/MASON CITY SCHOOL/MC UNIFIED - AMD 2 INC	170233	170234	0
MASON CITY CORP/MASON CITY SCH/MC UNIFIED - AMD 7 INC	170251	170252	0

**Urban Renewal Area Value by Class - 1/1/2023 for FY 2025**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	152,830	56,971,941	149,788,695	17,321,150	0	-172,000	223,734,366	0	223,734,366
Taxable	109,790	26,402,386	125,956,963	15,196,017	0	-172,000	167,164,906	0	167,164,906
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:** **305,899** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	1,180,064
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>1,180,064</b>

Rebate Expenditures:	316,985
Non-Rebate Expenditures:	1,055,472
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>1,372,457</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:** **113,506** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

## Projects For MASON CITY UNIFIED URBAN RENEWAL

### Urban Revitalization

Description:	Create Urban Revitalization district
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

### Hotel/Arena project

Description:	Development agreement
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

### NHANS project

Description:	Provide low cost housing
Classification:	Acquisition of property
Physically Complete:	No
Payments Complete:	No

### Dimensional Graphics

Description:	Rebate TIF Increment
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

### CORL Program

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

### Kraft Foods

Description:	Development Agreement
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

### Downtown Streetscape

Description:	Streetscape development
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

### New Well

Description:	Drill New Well for ED Purposes
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

### 2023A GO Issuance

Description:	Support UR Projects
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Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

### **Legal & Admin XP**

Description:	Support UR Projects- DAs, Etc.
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

### **West Lakes P&S**

Description:	Development Agreement
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

### **NICEDC**

Description:	Economic Development Program
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

### **2024A GO Issuance**

Description:	Support UR Projects
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For MASON CITY UNIFIED URBAN RENEWAL

### Urban Revitalization

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	07/26/2016
FY of Last Payment:	2020

### Dimensional Graphics

Debt/Obligation Type:	Rebates
Principal:	3,249
Interest:	0
Total:	3,249
Annual Appropriation?:	Yes
Date Incurred:	10/01/2015
FY of Last Payment:	2026

### Hotel/Arena

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/28/2016
FY of Last Payment:	2020

### NHANS program

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	08/25/2016
FY of Last Payment:	2025

### CORL Loan Project

Debt/Obligation Type:	Other Debt
Principal:	430,412
Interest:	0
Total:	430,412
Annual Appropriation?:	Yes
Date Incurred:	10/06/2016
FY of Last Payment:	2025

### Kraft Foods

Debt/Obligation Type:	Rebates
Principal:	51,815
Interest:	0
Total:	51,815
Annual Appropriation?:	Yes
Date Incurred:	04/25/2019
FY of Last Payment:	2028

## Downtown Streetscape

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	06/01/2021
FY of Last Payment:	2021

## DORL Loan Project

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	07/01/2019
FY of Last Payment:	2020

## Legal & Admin XP

Debt/Obligation Type:	Other Debt
Principal:	94,577
Interest:	0
Total:	94,577
Annual Appropriation?:	No
Date Incurred:	11/15/2022
FY of Last Payment:	2025

## Paving & Utility Projects

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	09/17/2002
FY of Last Payment:	2024

## CFT NV Development

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	12/31/2017
FY of Last Payment:	2023

## Drill New Well

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	04/15/2023
FY of Last Payment:	2024

## North Iowa Corridor ED Support

Debt/Obligation Type:	Other Debt
Principal:	190,000
Interest:	0

Total:	190,000
Annual Appropriation?:	Yes
Date Incurred:	11/07/2023
FY of Last Payment:	2029

### **2023A GO Issuance**

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	3,202,830
Interest:	0
Total:	3,202,830
Annual Appropriation?:	No
Date Incurred:	07/18/2023
FY of Last Payment:	2033

### **West Lakes P&S**

Debt/Obligation Type:	Rebates
Principal:	38,511
Interest:	0
Total:	38,511
Annual Appropriation?:	Yes
Date Incurred:	06/10/2022
FY of Last Payment:	2034

### **2024A GO Issuance**

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	3,236,844
Interest:	0
Total:	3,236,844
Annual Appropriation?:	No
Date Incurred:	08/01/2024
FY of Last Payment:	2034

## Non-Rebates For MASON CITY UNIFIED URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	Downtown Streetscape
Tied To Project:	Downtown Streetscape
TIF Expenditure Amount:	0
Tied To Debt:	Urban Revitalization
Tied To Project:	Urban Revitalization
TIF Expenditure Amount:	0
Tied To Debt:	Hotel/Arena
Tied To Project:	Hotel/Arena project
TIF Expenditure Amount:	0
Tied To Debt:	NHANS program
Tied To Project:	NHANS project
TIF Expenditure Amount:	95,000
Tied To Debt:	CORL Loan Project
Tied To Project:	CORL Program
TIF Expenditure Amount:	0
Tied To Debt:	Kraft Foods
Tied To Project:	Kraft Foods
TIF Expenditure Amount:	0
Tied To Debt:	Legal & Admin XP
Tied To Project:	Legal & Admin XP
TIF Expenditure Amount:	0
Tied To Debt:	Drill New Well
Tied To Project:	New Well
TIF Expenditure Amount:	960,472
Tied To Debt:	2023A GO Issuance
Tied To Project:	2023A GO Issuance
TIF Expenditure Amount:	0
Tied To Debt:	2024A GO Issuance
Tied To Project:	2024A GO Issuance

## Rebates For MASON CITY UNIFIED URBAN RENEWAL

### Fed Ex TIF Rebate

TIF Expenditure Amount: 0  
 Rebate Paid To: Fed Ex  
 Projected Final FY of Rebate: 2021

### Cargill Kitchen Solutions 2012

TIF Expenditure Amount: 0  
 Rebate Paid To: Cargill Kitchen Solutions  
 Projected Final FY of Rebate: 2022

### Metalcraft

TIF Expenditure Amount: 0  
 Rebate Paid To: Metalcraft  
 Projected Final FY of Rebate: 2022

### Legacy

TIF Expenditure Amount: 0  
 Rebate Paid To: Legacy  
 Projected Final FY of Rebate: 2022

### REG

TIF Expenditure Amount: 0  
 Rebate Paid To: REG  
 Projected Final FY of Rebate: 2022

### Dimensional Graphics

TIF Expenditure Amount: 15,564  
 Rebate Paid To: Dimensional Graphics  
 Tied To Debt: Dimensional Graphics  
 Tied To Project: Dimensional Graphics  
 Projected Final FY of Rebate: 2026

### Kinseth Hotels

TIF Expenditure Amount: 0  
 Rebate Paid To: Kinseth Hotels  
 Projected Final FY of Rebate: 2028

### Fazio Holdings

TIF Expenditure Amount: 0  
 Rebate Paid To: Fazio Holdings  
 Projected Final FY of Rebate: 2023

### Cargill Kitchen Solutions 2017

TIF Expenditure Amount: 0  
 Rebate Paid To: Cargill Kitchen Solutions  
 Projected Final FY of Rebate: 2023

### Kraft Heinz

TIF Expenditure Amount:	63,015
Rebate Paid To:	Kraft Heinz Foods Company
Tied To Debt:	Kraft Foods
Tied To Project:	Kraft Foods
Projected Final FY of Rebate:	2032

### **West Lakes P&S**

TIF Expenditure Amount:	53,406
Rebate Paid To:	West Lakes P&S
Tied To Debt:	West Lakes P&S
Tied To Project:	West Lakes P&S
Projected Final FY of Rebate:	2034

### **North Iowa Corridor**

TIF Expenditure Amount:	185,000
Rebate Paid To:	North Iowa Corridor EDC
Tied To Debt:	North Iowa Corridor ED Support
Tied To Project:	NICEDC
Projected Final FY of Rebate:	2029

## Jobs For MASON CITY UNIFIED URBAN RENEWAL

Company Name:	Nautilus Global Communications
Date Agreement Began:	04/07/2009
Date Agreement Ends:	06/30/2021
Number of Jobs Created or Retained:	22
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	1,990,000
Total Estimated Cost of Public Infrastructure:	20,000

Company Name:	Cargill Kitchen Solutions
Date Agreement Began:	02/21/2012
Date Agreement Ends:	06/01/2022
Number of Jobs Created or Retained:	177
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	12,550,000
Total Estimated Cost of Public Infrastructure:	0

Company Name:	Legacy Mason City LLP
Date Agreement Began:	09/18/2012
Date Agreement Ends:	06/01/2022
Number of Jobs Created or Retained:	0
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	7,400,000
Total Estimated Cost of Public Infrastructure:	0

Company Name:	Metalcraft, Inc.
Date Agreement Began:	04/02/2013
Date Agreement Ends:	06/01/2022
Number of Jobs Created or Retained:	81
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	4,200,000
Total Estimated Cost of Public Infrastructure:	0

Company Name:	REG Mason City, LLC
Date Agreement Began:	12/12/2013
Date Agreement Ends:	06/01/2022
Number of Jobs Created or Retained:	23
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	21,000,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Dimensional Graphics
Company Name:	Dimensional Group, Inc.
Date Agreement Began:	07/02/2014
Date Agreement Ends:	06/01/2026
Number of Jobs Created or Retained:	70
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	700,000
Total Estimated Cost of Public Infrastructure:	0

Company Name:	Kinseth Hospitality Group, Inc.
Date Agreement Began:	09/16/2014
Date Agreement Ends:	06/01/2023
Number of Jobs Created or Retained:	0
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	5,500,000
Total Estimated Cost of Public Infrastructure:	0

Company Name:	Fazio IA Holdings II, LLC
Date Agreement Began:	01/06/2015
Date Agreement Ends:	06/01/2023
Number of Jobs Created or Retained:	0

Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	2,000,000
Total Estimated Cost of Public Infrastructure:	0

Company Name:	Cargill Kitchen Solutions
Date Agreement Began:	09/05/2017
Date Agreement Ends:	06/01/2023
Number of Jobs Created or Retained:	280
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	9,707,946
Total Estimated Cost of Public Infrastructure:	0

Project:	Kraft Foods
Company Name:	Kraft Heinz, Inc.
Date Agreement Began:	07/26/2019
Date Agreement Ends:	06/01/2032
Number of Jobs Created or Retained:	171
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	7,000,000
Total Estimated Cost of Public Infrastructure:	0

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**TIF Taxing District Data Collection**

Local Government Name: MASON CITY (17G145)  
 Urban Renewal Area: MASON CITY UNIFIED URBAN RENEWAL (17010)  
 TIF Taxing District Name: MASON CITY CITY/MASON CITY SCH/UNIFIED - INDUSTRIAL URBAN RENEWAL INCREM  
 TIF Taxing District Inc. Number: 170206  
 TIF Taxing District Base Year: 2011  
 FY TIF Revenue First Received: 2002  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2034

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2021

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	57,270	7,970,600	15,782,610	0	0	23,810,480	0	23,810,480
Taxable	0	26,541	7,018,463	13,942,302	0	0	20,987,306	0	20,987,306
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	18,719,430	5,091,050	0	5,091,050	143,870

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: MASON CITY (17G145)  
 Urban Renewal Area: MASON CITY UNIFIED URBAN RENEWAL (17010)  
 TIF Taxing District Name: MASON CITY CITY AG/MASON CITY SCH/UNIFIED - INDUSTRIAL URBAN RENEWAL INCREM  
 TIF Taxing District Inc. Number: 170208  
 TIF Taxing District Base Year: 2011  
 FY TIF Revenue First Received: 2002  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2034

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2021

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	136,590	0	0	0	0	0	136,590	0	136,590
Taxable	98,122	0	0	0	0	0	98,122	0	98,122
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	308,709	0	0	0	0

FY 2025 TIF Revenue Received: 0

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**TIF Taxing District Data Collection**

Local Government Name:	MASON CITY (17G145)	
Urban Renewal Area:	MASON CITY UNIFIED URBAN RENEWAL (17010)	
TIF Taxing District Name:	MASON CITY CORP/MASON CITY SCHOOL/MC UNIFIED - AMD 1 INCREMENT	
TIF Taxing District Inc. Number:	170228	
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:	2034	

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2012

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	53,656,841	139,841,855	1,538,540	0	-152,000	194,579,736	0	194,579,736
Taxable	0	24,866,067	117,502,653	1,253,715	0	-152,000	143,164,935	0	143,164,935
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	114,691,992	80,039,744	41,828,305	38,211,439	1,079,835

FY 2025 TIF Revenue Received: 1,180,064

**TIF Taxing District Data Collection**

Local Government Name:	MASON CITY (17G145)	
Urban Renewal Area:	MASON CITY UNIFIED URBAN RENEWAL (17010)	
TIF Taxing District Name:	MASON CITY AG/MASON CITY SCHOOL/MC UNIFIED - AMD 1 INCREMENT	
TIF Taxing District Inc. Number:	170230	
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:	2034	

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2012

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	16,240	0	0	0	0	0	16,240	0	16,240
Taxable	11,668	0	0	0	0	0	11,668	0	11,668
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	110,858	0	0	0	0

FY 2025 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: MASON CITY (17G145)  
 Urban Renewal Area: MASON CITY UNIFIED URBAN RENEWAL (17010)  
 TIF Taxing District Name: MASON CITY CORP/MASON CITY SCHOOL/MC UNIFIED - AMD 2 INC  
 TIF Taxing District Inc. Number: 170232  
 TIF Taxing District Base Year: 2012  
 FY TIF Revenue First Received: 2015  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2035

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2013

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,636,300	1,976,240	0	0	-20,000	4,569,790	0	4,569,790
Taxable	0	1,221,744	1,435,847	0	0	-20,000	2,614,841	0	2,614,841
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	3,202,110	1,387,680	0	1,387,680	39,215

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: MASON CITY (17G145)  
 Urban Renewal Area: MASON CITY UNIFIED URBAN RENEWAL (17010)  
 TIF Taxing District Name: MASON CITY CORP AG/MASON CITY SCHOOL/MC UNIFIED - AMD 2 INC  
 TIF Taxing District Inc. Number: 170234  
 TIF Taxing District Base Year: 2012  
 FY TIF Revenue First Received: 2015  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2035

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2013

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	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 2025	0	0	0	0	0

FY 2025 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: MASON CITY (17G145)  
 Urban Renewal Area: MASON CITY UNIFIED URBAN RENEWAL (17010)  
 TIF Taxing District Name: MASON CITY CORP/MASON CITY SCH/MC UNIFIED - AMD 7 INC  
 TIF Taxing District Inc. Number: 170252  
 TIF Taxing District Base Year: 2017  
 FY TIF Revenue First Received: 2020  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2040

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2018

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	621,530	0	0	0	0	621,530	0	621,530
Taxable	0	288,034	0	0	0	0	288,034	0	288,034
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	5,620	288,034	0	288,034	8,140

FY 2025 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**Urban Renewal Area Data Collection**

Local Government Name: MASON CITY (17G145)  
 Urban Renewal Area: MASON CITY DOWNTOWN REINVESTMENT URA  
 UR Area Number: 17026  
  
 UR Area Creation Date: 10/2015  
  
 UR Area Purpose: See Plan

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MASON CITY CORP/MASON CITY SCHOOLS/MC DOWNTOWN REINVESTMENT INCR	170238	170239	16,325,752
MASON CITY CITY/MASON CITY SCHOOLS/MC DOWNTOWN REINVESTMENT - AMD 4 - INCREM	170257	170258	4,362,446

**Urban Renewal Area Value by Class - 1/1/2023 for FY 2025**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	14,166,142	65,987,698	0	0	-4,000	80,127,090	0	80,127,090
Taxable	0	6,564,983	49,949,573	0	0	-4,000	56,487,806	0	56,487,806
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	21,074	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
TIF Revenue:	581,307		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	32,983		
<b>Total Revenue:</b>	<b>614,290</b>		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	635,365		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>635,365</b>		

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b>	<b>-1</b>	<b>0</b>	<b>Amount of 06-30-2025 Cash Balance Restricted for LMI</b>
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## Projects For MASON CITY DOWNTOWN REINVESTMENT URA

### Reinvestment District

Description:	Reinvestment in downtown Hotel/Arena
Classification:	Commercial - hotels and conference centers
Physically Complete:	No
Payments Complete:	No

### Reinvestment District

Description:	Talon Housing Units
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	No
Payments Complete:	No

### Reinvestment District

Description:	Update Urban Renewal Plan
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

### Reinvestment District

Description:	Downtown Revitalization Loan
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

### Reinvestment District

Description:	RCR Arena/Pavillion
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For MASON CITY DOWNTOWN REINVESTMENT URA

### Hotel development agreement

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	08/31/2016
FY of Last Payment:	2025

### Talon Housing Units

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	03/27/2019
FY of Last Payment:	2020

### Urban Renewal Plan

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	03/27/2019
FY of Last Payment:	2020

### DoRL Program

Debt/Obligation Type:	Other Debt
Principal:	353,422
Interest:	0
Total:	353,422
Annual Appropriation?:	No
Date Incurred:	07/01/2019
FY of Last Payment:	2025

### RCR Arena Debt Payments

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	9,850,765
Interest:	0
Total:	9,850,765
Annual Appropriation?:	No
Date Incurred:	03/19/2019
FY of Last Payment:	2038

### RCR Design Fees

Debt/Obligation Type:	Other Debt
Principal:	778,676
Interest:	0
Total:	778,676
Annual Appropriation?:	No
Date Incurred:	11/30/2018
FY of Last Payment:	2038

## **SBMC,LLC Mall Redevelopment**

Debt/Obligation Type: Rebates

Principal: 0

Interest: 0

Total: 0

Annual Appropriation?: Yes

Date Incurred: 06/03/2021

FY of Last Payment: 2035

### **Legal Fees**

Debt/Obligation Type: Other Debt

Principal: 15,907

Interest: 0

Total: 15,907

Annual Appropriation?: No

Date Incurred: 05/31/2024

FY of Last Payment: 2026

## Non-Rebates For MASON CITY DOWNTOWN REINVESTMENT URA

TIF Expenditure Amount:	0
Tied To Debt:	Hotel development agreement
Tied To Project:	Reinvestment District
TIF Expenditure Amount:	0
Tied To Debt:	Talon Housing Units
Tied To Project:	Reinvestment District
TIF Expenditure Amount:	0
Tied To Debt:	Urban Renewal Plan
Tied To Project:	Reinvestment District
TIF Expenditure Amount:	0
Tied To Debt:	DoRL Program
Tied To Project:	Reinvestment District
TIF Expenditure Amount:	635,365
Tied To Debt:	RCR Arena Debt Payments
Tied To Project:	Reinvestment District

**▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025**

**TIF Taxing District Data Collection**

Local Government Name: MASON CITY (17G145)  
 Urban Renewal Area: MASON CITY DOWNTOWN REINVESTMENT URA (17026)  
 TIF Taxing District Name: MASON CITY CORP/MASON CITY SCHOOLS/MC DOWNTOWN REINVESTMENT INCR  
 TIF Taxing District Inc. Number: 170239  
 TIF Taxing District Base Year: 2015  
 FY TIF Revenue First Received: 2018  
 Subject to a Statutory end date? No

UR Designation	
Slum	11/2015
Blighted	11/2015
Economic Development	No

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	8,824,084	52,949,053	0	0	-4,000	61,765,887	0	61,765,887
Taxable	0	4,089,326	41,028,816	0	0	-4,000	45,110,892	0	45,110,892
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	45,196,614	16,573,273	16,325,752	247,521	6,995

FY 2025 TIF Revenue Received: 581,307

**TIF Taxing District Data Collection**

Local Government Name: MASON CITY (17G145)  
 Urban Renewal Area: MASON CITY DOWNTOWN REINVESTMENT URA (17026)  
 TIF Taxing District Name: MASON CITY CITY/MASON CITY SCHOOLS/MC DOWNTOWN REINVESTMENT - AMD 4 - INCREM  
 TIF Taxing District Inc. Number: 170258  
 TIF Taxing District Base Year: 2018  
 FY TIF Revenue First Received: 2021  
 Subject to a Statutory end date? No

UR Designation	
Slum	11/2019
Blighted	11/2019
Economic Development	No

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	5,342,058	13,038,645	0	0	0	18,361,203	0	18,361,203
Taxable	0	2,475,657	8,920,757	0	0	0	11,376,914	0	11,376,914
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	14,302,958	4,058,245	4,362,446	-304,201	-8,597

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**Urban Renewal Area Data Collection**

Local Government Name: MASON CITY (17G145)  
 Urban Renewal Area: MASON CITY SOUTHSIDE GATEWAY URA  
 UR Area Number: 17027  
  
 UR Area Creation Date: 04/2016  
  
 UR Area Purpose: See plan

<b>Tax Districts within this Urban Renewal Area</b>	<b>Base No.</b>	<b>Increment No.</b>	<b>Increment Value Used</b>
MASON CITY/MASON CITY SCHOOLS/MC SOUTHSIDE GATEWAY INCR	170240	170241	991,355
MASON CITY AG/MASON CITY SCHOOLS/MC SOUTHSIDE GATEWAY INCR	170242	170243	0
MASON CITY/MASON CITY SCHOOLS/MC SOUTHSIDE GATEWAY INCREM - AMD 1	170253	170254	9,405,337
MASON CITY AG/MASON CITY SCHOOLS/MC SOUTHSIDE GATEWAY INCREM - AMD 1	170255	170256	0

**Urban Renewal Area Value by Class - 1/1/2023 for FY 2025**

	<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	7,907,440	703,140	3,637,630	29,995,840	0	0	42,240,800	0	42,240,800
Taxable	5,680,462	325,854	2,938,950	26,864,153	0	0	35,806,169	0	35,806,169
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:** **0** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	291,129
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>291,129</b>

Rebate Expenditures:	236,471
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>236,471</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:** **54,658** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

## Projects For MASON CITY SOUTHSIDE GATEWAY URA

### Golden Grain DA

Description:	Development Agreement
Classification:	Agribusiness
Physically Complete:	No
Payments Complete:	No

### South Monroe Paving

Description:	New street for development
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

### Internal Loan

Description:	Repay GF
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For MASON CITY SOUTHSIDE GATEWAY URA

### Golden Grain

Debt/Obligation Type:	Rebates
Principal:	557,651
Interest:	0
Total:	557,651
Annual Appropriation?:	Yes
Date Incurred:	07/01/2019
FY of Last Payment:	2020

### South Monroe Street extension

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	07/01/2019
FY of Last Payment:	2020

### Legal & Admin XP

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	08/31/2020
FY of Last Payment:	2021

### Internal Loan

Debt/Obligation Type:	Internal Loans
Principal:	70,245
Interest:	0
Total:	70,245
Annual Appropriation?:	No
Date Incurred:	09/21/2021
FY of Last Payment:	2023

## Non-Rebates For MASON CITY SOUTHSIDE GATEWAY URA

TIF Expenditure Amount:	0
Tied To Debt:	Golden Grain
Tied To Project:	Golden Grain DA
TIF Expenditure Amount:	0
Tied To Debt:	South Monroe Street extension
Tied To Project:	South Monroe Paving
TIF Expenditure Amount:	0
Tied To Debt:	Legal & Admin XP
Tied To Project:	Golden Grain DA
TIF Expenditure Amount:	0
Tied To Debt:	Legal & Admin XP
Tied To Project:	Internal Loan

## Rebates For MASON CITY SOUTHSIDE GATEWAY URA

### Golden Grain

TIF Expenditure Amount:	236,471
Rebate Paid To:	Golden Grain Energy LLC
Tied To Debt:	Golden Grain
Tied To Project:	Golden Grain DA
Projected Final FY of Rebate:	2032

## Jobs For MASON CITY SOUTHSIDE GATEWAY URA

Project:	Golden Grain DA
Company Name:	Golden Grain Energy LLC
Date Agreement Began:	12/13/2019
Date Agreement Ends:	06/01/2032
Number of Jobs Created or Retained:	55
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	23,000,000
Total Estimated Cost of Public Infrastructure:	0

## ♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

The fund balance is negative due to paying for attorney fees in preparing development agreements. The city will ask for the money in future fiscal years.

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2025

0

**♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025**

**TIF Taxing District Data Collection**

Local Government Name: MASON CITY (17G145)  
 Urban Renewal Area: MASON CITY SOUTHSIDE GATEWAY URA (17027)  
 TIF Taxing District Name: MASON CITY/MASON CITY SCHOOLS/MC SOUTHSIDE GATEWAY INCR  
 TIF Taxing District Inc. Number: 170241  
 TIF Taxing District Base Year: 2015  
 FY TIF Revenue First Received: 2018  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2038

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2016

**TIF Taxing District Value by Class - 1/1/2023 for FY 2025**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	703,140	3,637,630	3,640	0	0	4,341,160	0	4,341,160
Taxable	0	325,854	2,938,950	1,687	0	0	3,263,241	0	3,263,241
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,530,340	2,810,820	991,355	1,819,465	51,417

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: MASON CITY (17G145)  
 Urban Renewal Area: MASON CITY SOUTHSIDE GATEWAY URA (17027)  
 TIF Taxing District Name: MASON CITY AG/MASON CITY SCHOOLS/MC SOUTHSIDE GATEWAY INCR  
 TIF Taxing District Inc. Number: 170243  
 TIF Taxing District Base Year: 2015  
 FY TIF Revenue First Received: 2018  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2038

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2016

**TIF Taxing District Value by Class - 1/1/2023 for FY 2025**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	7,889,560	0	0	0	0	0	7,889,560	0	7,889,560
Taxable	5,667,618	0	0	0	0	0	5,667,618	0	5,667,618
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	2,060,210	5,667,618	0	5,667,618	113,610

FY 2025 TIF Revenue Received: 0

**🍀 Annual Urban Renewal Report, Fiscal Year 2024 - 2025**

**TIF Taxing District Data Collection**

Local Government Name: MASON CITY (17G145)  
 Urban Renewal Area: MASON CITY SOUTHSIDE GATEWAY URA (17027)  
 TIF Taxing District Name: MASON CITY/MASON CITY SCHOOLS/MC SOUTHSIDE GATEWAY INCREM - AMD 1  
 TIF Taxing District Inc. Number: 170254  
 TIF Taxing District Base Year: 2018  
 FY TIF Revenue First Received: 2021  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2041

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2019

**TIF Taxing District Value by Class - 1/1/2023 for FY 2025**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	29,992,200	0	0	29,992,200	0	29,992,200
Taxable	0	0	0	26,862,466	0	0	26,862,466	0	26,862,466
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	19,337,950	10,654,250	9,405,337	1,248,913	35,294

FY 2025 TIF Revenue Received: 291,129

**TIF Taxing District Data Collection**

Local Government Name: MASON CITY (17G145)  
 Urban Renewal Area: MASON CITY SOUTHSIDE GATEWAY URA (17027)  
 TIF Taxing District Name: MASON CITY AG/MASON CITY SCHOOLS/MC SOUTHSIDE GATEWAY INCREM - AMD 1  
 TIF Taxing District Inc. Number: 170256  
 TIF Taxing District Base Year: 2018  
 FY TIF Revenue First Received: 2021  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2041

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2019

**TIF Taxing District Value by Class - 1/1/2023 for FY 2025**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	17,880	0	0	0	0	0	17,880	0	17,880
Taxable	12,844	0	0	0	0	0	12,844	0	12,844
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	38,870	0	0	0	0

FY 2025 TIF Revenue Received: 0