

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

**Levy Authority Summary**

Local Government Name: MARION  
 Local Government Number: 57G547

<b>Active Urban Renewal Areas</b>	<b>U.R. #</b>	<b># of Tif Taxing Districts</b>
MARION COLLINS ROAD RESTATED 2017 URA	57046	13
MARION HIGHWAY N # 1 URA	57059	2
MARION WINSLOW RD URA	57060	2
MARION HIGHWAY 13 URA	57061	2
MARION 29TH AVE URA	57071	2
MARION WEST TOWER TERRACE RD URA	57074	2
MARION COMMERCE CORRIDOR URA	57939	3
MARION CENTRAL CORRIDOR RESTATED 2017 URA	57945	3
MARION ECHO HILL ROAD URA	57959	3

**TIF Debt Outstanding: 55,166,688**

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:</b>		<b>0</b>	<b>Amount of 07-01-2024 Cash Balance Restricted for LMI</b>
TIF Revenue:	5,220,427		
TIF Sp. Revenue Fund Interest:	68,423		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
<b>Total Revenue:</b>	<b>5,288,850</b>		
Rebate Expenditures:	1,696,784		
Non-Rebate Expenditures:	3,383,063		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>5,079,847</b>		

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b>	<b>1,213,455</b>	<b>0</b>	<b>Amount of 06-30-2025 Cash Balance Restricted for LMI</b>
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**Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 48,873,386**

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**Urban Renewal Area Data Collection**

Local Government Name: MARION (57G547)  
 Urban Renewal Area: MARION COLLINS ROAD RESTATED 2017 URA  
 UR Area Number: 57046

UR Area Creation Date: 08/1994

The primary goal of this plan is to stimulate, through public involvement and commitment, private investments in commercial and industrial development and to create a sound economic base that will serve as the foundation for future growth and development.

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MARION TWP/MARION SCH/ MARION CITY/ INCR	570260	570261	3,139
MARION TWP/LINN MAR SCH/ MARION CITY/ INCR	570262	570263	1,085,375
MARION TWP/SPRINGVILLE SCH/MARION CITY/ INCR	570264	570265	19,377
MARION CITY/CEDAR RAPIDS SCH/ INCR	570266	570267	2,972,029
MARION CITY AG/CEDAR RAPIDS SCH/ INCR	570268	570269	3,906
MARION CITY/MARION SCH/ INCR	570270	570271	31,463,468
MARION CITY AG/MARION SCH/ INCR	570272	570273	9,935
MARION CITY/LINN MAR SCH/ INCR	570274	570275	56,786,500
MARION CITY AG/LINN MAR SCH/ INCR	570276	570277	40,662
MARION CITY/MARION SCH/COLLINS RD RESTATED 2017 TIF INCR	570803	570804	30,984,724
MARION CITY AG/MARION SCH/COLLINS RD RESTATED 2017 TIF INCR	570807	570808	0
MARION CITY/CEDAR RAPIDS SCH/COLLINS RD RESTATED 2017 TIF INCR	570809	570810	28,177
MARION CITY/LINN MAR SCH/COLLINS RD EXT 2019 ADD TIF INCR	570847	570848	276,260

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	2,064,400	660,663,588	290,650,635	30,983,977	0	-1,236,000	981,033,600	0	981,033,600
Taxable	1,482,997	306,170,119	245,090,212	26,106,267	0	-1,236,000	575,520,595	0	575,520,595
Homestead Credits									1,834

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:** **836,737** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	3,882,600
TIF Sp. Revenue Fund Interest:	57,704
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>3,940,304</b>

Rebate Expenditures:	1,313,137
Non-Rebate Expenditures:	2,424,415
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>3,737,552</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:** **1,039,489** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

## Projects For MARION COLLINS ROAD RESTATED 2017 URA

### MEDCO - MEC

Description:	Add diversity and generate new economic opportunities; generate public gains and benefits through job creation
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

### Guardian Industries

Description:	Construction of warehouse/distribution center
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

### Traffic Signals

Description:	Installation of traffic signals
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### 3rd Avenue Extension

Description:	Street construction
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

### Genesis Equities - Marion Iron

Description:	Relocation of Marion Iron Company and construction of new facility for recycling materials
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

### Freund Vector

Description:	Construct an addition to current facility
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

### MEDCO - EIPlast

Description:	Construction of industrial building
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

### Fiberight

Description:	Construction of industrial building
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

### Acterra Group

Description:	Construct addition to manufacturing building
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

### **MEDCO - Legacy Manufacturing**

Description:	Construct office, manufacturing, and warehouse distribution building
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

### **MEDCO - Fiberright**

Description:	Construction of industrial use building
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

### **Genesis Equities - D&R & Klingler**

Description:	Construction of industrial building to move businesses
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

### **Victory Gymnastics**

Description:	Construction of gymnastics training academy Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	Yes
Payments Complete:	No

### **Heartland Animal Hospital**

Description:	Construction of Commercial building for vet clinic
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	Yes

### **Hupp Electric Motors**

Description:	Construct an addition to existing building
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

### **Integrity - 62nd St**

Description:	Construct 44 unit commercial rental and condo business complex
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

### **Riley**

Description:	Construct 3rd Ave between 31st and 44th Street
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## Central Corridor

Description:	Reconstruction of 7th Avenue including 3 Roundabouts & Streetscape
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## Marion Iron Rebate

Description:	Construction of Marion Iron Facility
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

## Marion Process Solutions

Description:	Construction of new testing facilities for ongoing manufacturing operations
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

## Lincolnview Square

Description:	Construction of CVS Pharmacy, Linn Area Credit Union, Kum & Go, Strip Mall
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

## Squaw Creek Crossing

Description:	Purchase property and prepare site for development for commercial and mixed use facilities including hotel
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	No
Payments Complete:	No

## GLD Commercial - Hotel

Description:	Construction of a commercial hotel
Classification:	Commercial - hotels and conference centers
Physically Complete:	Yes
Payments Complete:	No

## APC Emmert

Description:	Construction of commercial facility
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

## Genesis Equities - Contractor Condos

Description:	Redevelopment and renovation of existing commercial building for use in business operations
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	Yes

## Klingler Paint

Description:	Construct commercial facility for Klingler Paint
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

### **KTRO Contractor Condos**

Description:	Construction of mini storage facilities
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	Yes

### **PDS Investments**

Description:	Construction of a multi-story commercial building
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

### **6th and 7th Avenues**

Description:	Road improvements to 6th and 7th Avenues
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### **JE Pense - Weems - Legacy Manufacturing**

Description:	Construction of a new warehousing and distribution center facilities
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	Yes

### **Culver Enterprises Contractor Condos**

Description:	Construction of new Commercial Building to include sprinkler system and stormwater drainage improvements
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	Yes

### **KTRO - EcoLips**

Description:	Remodel and Renovate existing warehouse and office space
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

### **GLD Properties - 2791 7th Ave**

Description:	Construction of multi-tenant commercial building
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

### **GLD Properties - 2931 7th Ave**

Description:	Construction of multi-tenant commercial building
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

### **TWG LMI Housing Project**

Description:	Development of multifamily housing - new affordable housing
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

### **Marion Aircom Park Sanitary Sewer Improv**

Description:	Construction of sanitary sewer system improvements for development of Marion Aircom Park
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### **Victory Sports Center**

Description:	Construction of new warrior-style fitness facility
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

### **Genesis Equities - 6th Ave**

Description:	Reconstruction and Extension of 6th Ave
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### **2023-2026 Urban Renewal Administration and Professional Support Program**

Description:	Admin and Prof support to urban renewal projects in 2022, 2023, 2024, 2025 fiscal years
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

### **2019B Urban Renewal Bonds**

Description:	Airport Improvement Program & Trail behind Marriott Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	Yes
Payments Complete:	No

### **Integrity - Partners Ave**

Description:	Construct 21 unit commercial rental and condo business complex
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	Yes

### **MEDCO Holding Company LLC Infrastructure Project**

Description:	Extension of Enterprise Drive; Other Road Improv in Marion Enterprise Center
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

### **Marion AirCom Park Sanitary Sewer Extension Project**

Description:	Construction of Sanitary Sewer south end MEDCO Drive East then North
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Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### **Marion Municipal Airport Operating and Support Program**

Description:	Airport Operating Costs
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

### **Polymer Engineering Project**

Description:	Expansion of manufacturing facility located at 3525 3rd Ave
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

### **Acterra Campus Project**

Description:	Construction of new welding and fabrication equipment facility; Expansion of existing paint and sandblasting facilities
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

### **Hart Family Hotel**

Description:	Construction of hotel at East Town Crossing
Classification:	Commercial - hotels and conference centers
Physically Complete:	Yes
Payments Complete:	No

### **Squaw Creek Crossing - Freddy's**

Description:	Construction of Freddy's at 6001 Carlson Way
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

### **Tulip Tree Apartments - CHI - 728 Oakbrook Dr**

Description:	Construction of Senior Housing Complex with 40 units at levels affordable to seniors of low and moderate income
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For MARION COLLINS ROAD RESTATED 2017 URA

### Victory Gymnastics Rebate

Debt/Obligation Type:	Rebates
Principal:	64,706
Interest:	0
Total:	64,706
Annual Appropriation?:	Yes
Date Incurred:	03/19/2015
FY of Last Payment:	2027

### VWorldwide - Heartland Animal Hospital Rebate

Debt/Obligation Type:	Rebates
Principal:	3,082
Interest:	0
Total:	3,082
Annual Appropriation?:	Yes
Date Incurred:	04/09/2015
FY of Last Payment:	2025

### Integrity Rebate - 62nd St

Debt/Obligation Type:	Rebates
Principal:	95,011
Interest:	0
Total:	95,011
Annual Appropriation?:	Yes
Date Incurred:	01/22/2015
FY of Last Payment:	2027

### GO Bond Series 2015A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	6,954,450
Interest:	1,192,590
Total:	8,147,040
Annual Appropriation?:	No
Date Incurred:	01/22/2015
FY of Last Payment:	2034

### GO Bond Series 2015B

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	720,000
Interest:	40,385
Total:	760,385
Annual Appropriation?:	No
Date Incurred:	01/22/2015
FY of Last Payment:	2027

### APC Emmert Rebate

Debt/Obligation Type:	Rebates
Principal:	1,111,513
Interest:	0
Total:	1,111,513
Annual Appropriation?:	Yes
Date Incurred:	10/08/2015
FY of Last Payment:	2038

## Genesis Equities - Contractor Condos Rebate

Debt/Obligation Type:	Rebates
Principal:	39,129
Interest:	0
Total:	39,129
Annual Appropriation?:	Yes
Date Incurred:	11/21/2017
FY of Last Payment:	2030

## Klingler Paint Rebate

Debt/Obligation Type:	Rebates
Principal:	707,458
Interest:	0
Total:	707,458
Annual Appropriation?:	Yes
Date Incurred:	10/08/2015
FY of Last Payment:	2037

## Lincolnview Square Rebate

Debt/Obligation Type:	Rebates
Principal:	34,402
Interest:	0
Total:	34,402
Annual Appropriation?:	Yes
Date Incurred:	11/03/2011
FY of Last Payment:	2028

## Marion Iron Rebate

Debt/Obligation Type:	Rebates
Principal:	905,891
Interest:	0
Total:	905,891
Annual Appropriation?:	Yes
Date Incurred:	10/08/2015
FY of Last Payment:	2037

## Marion Process Solutions Rebate

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	11/21/2017
FY of Last Payment:	2025

## Squaw Creek Crossing

Debt/Obligation Type:	Rebates
Principal:	6,725,334
Interest:	0
Total:	6,725,334
Annual Appropriation?:	Yes
Date Incurred:	08/03/2017
FY of Last Payment:	2040

## Revenue Bond Series 2018

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	3,126,294
Interest:	655,363

Total:	3,781,657
Annual Appropriation?:	Yes
Date Incurred:	06/19/2018
FY of Last Payment:	2033

### **Culver Enterprises**

Debt/Obligation Type:	Rebates
Principal:	26,049
Interest:	0
Total:	26,049
Annual Appropriation?:	Yes
Date Incurred:	11/20/2018
FY of Last Payment:	2025

### **KTRO EcoLips 1199 44th St**

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	11/20/2018
FY of Last Payment:	2027

### **GO Bond Series 2019B Ann. Appr**

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,715,000
Interest:	609,150
Total:	3,324,150
Annual Appropriation?:	Yes
Date Incurred:	05/09/2019
FY of Last Payment:	2037

### **GLD Properties - 2931 7th Ave**

Debt/Obligation Type:	Rebates
Principal:	509,774
Interest:	0
Total:	509,774
Annual Appropriation?:	Yes
Date Incurred:	09/05/2019
FY of Last Payment:	2033

### **GLD Properties - 2791 7th Ave**

Debt/Obligation Type:	Rebates
Principal:	411,635
Interest:	0
Total:	411,635
Annual Appropriation?:	Yes
Date Incurred:	09/05/2019
FY of Last Payment:	2034

### **TWG - Marion Lofts - 5th Ave**

Debt/Obligation Type:	Rebates
Principal:	315,554
Interest:	0
Total:	315,554
Annual Appropriation?:	Yes
Date Incurred:	09/05/2019
FY of Last Payment:	2035

## Victory Sports Center

Debt/Obligation Type:	Rebates
Principal:	293,010
Interest:	0
Total:	293,010
Annual Appropriation?:	Yes
Date Incurred:	08/06/2020
FY of Last Payment:	2032

## GO Bond Series 2020B (Refinance of 2012AB; 2014AB)

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	300,050
Interest:	37,103
Total:	337,153
Annual Appropriation?:	No
Date Incurred:	05/21/2020
FY of Last Payment:	2028

## GO Bond Series 2021B (Refinance 2014C)

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	894,000
Interest:	63,563
Total:	957,563
Annual Appropriation?:	No
Date Incurred:	03/18/2021
FY of Last Payment:	2030

## MEDCO Holding Company - MEC Road Improv

Debt/Obligation Type:	Rebates
Principal:	138,358
Interest:	0
Total:	138,358
Annual Appropriation?:	Yes
Date Incurred:	09/09/2021
FY of Last Payment:	2025

## Genesis Equities - 6th Ave

Debt/Obligation Type:	Rebates
Principal:	279,792
Interest:	0
Total:	279,792
Annual Appropriation?:	Yes
Date Incurred:	07/23/2020
FY of Last Payment:	2025

## Linn County REC Note

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	280,000
Interest:	11,200
Total:	291,200
Annual Appropriation?:	No
Date Incurred:	09/28/2021
FY of Last Payment:	2031

## Russell Peck - Polymer Engineering Rebate

Debt/Obligation Type:	Rebates
Principal:	50,000
Interest:	0

Total:	50,000
Annual Appropriation?:	Yes
Date Incurred:	10/20/2022
FY of Last Payment:	2029

### **Cooper Properties - Acterra Group**

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	10/20/2022
FY of Last Payment:	2030

### **Hart Family Hotel**

Debt/Obligation Type:	Rebates
Principal:	1,500,000
Interest:	0
Total:	1,500,000
Annual Appropriation?:	Yes
Date Incurred:	04/06/2023
FY of Last Payment:	2037

### **Internal Advance - General Fund - Urban Renewal Administration and Professional Support Program**

Debt/Obligation Type:	Internal Loans
Principal:	218,576
Interest:	0
Total:	218,576
Annual Appropriation?:	Yes
Date Incurred:	10/19/2023
FY of Last Payment:	2025

### **Internal Advance - General Fund - Airport**

Debt/Obligation Type:	Internal Loans
Principal:	151,768
Interest:	0
Total:	151,768
Annual Appropriation?:	Yes
Date Incurred:	10/19/2023
FY of Last Payment:	2025

### **Squaw Creek Crossing - Freddy's**

Debt/Obligation Type:	Rebates
Principal:	420,000
Interest:	0
Total:	420,000
Annual Appropriation?:	Yes
Date Incurred:	12/05/2024
FY of Last Payment:	2039

### **2025 Internal Advance - General Fund - Urban Renewal Administration and Professional Support Program**

Debt/Obligation Type:	Internal Loans
Principal:	235,019
Interest:	0
Total:	235,019
Annual Appropriation?:	Yes
Date Incurred:	10/03/2024

FY of Last Payment: 2026

### **GO Bond Series 2025B - 6th Ave**

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	3,465,000
Interest:	842,425
Total:	4,307,425
Annual Appropriation?:	Yes
Date Incurred:	06/03/2025
FY of Last Payment:	2034

### **2025 Internal Advance - General Fund - Airport**

Debt/Obligation Type:	Internal Loans
Principal:	172,560
Interest:	0
Total:	172,560
Annual Appropriation?:	Yes
Date Incurred:	10/03/2024
FY of Last Payment:	2026

### **Community Housing Initiatives - Tulip Tree Apts**

Debt/Obligation Type:	Rebates
Principal:	450,000
Interest:	0
Total:	450,000
Annual Appropriation?:	Yes
Date Incurred:	04/03/2025
FY of Last Payment:	2036

## Non-Rebates For MARION COLLINS ROAD RESTATED 2017 URA

TIF Expenditure Amount:	825,719
Tied To Debt:	GO Bond Series 2015A
Tied To Project:	MEDCO - MEC
TIF Expenditure Amount:	254,695
Tied To Debt:	GO Bond Series 2015B
Tied To Project:	Fiberight
TIF Expenditure Amount:	420,184
Tied To Debt:	Revenue Bond Series 2018
Tied To Project:	GLD Commercial - Hotel
TIF Expenditure Amount:	218,576
Tied To Debt:	Internal Advance - General Fund - Urban Renewal Administration and Professional Support Program
Tied To Project:	2023-2026 Urban Renewal Administration and Professional Support Program
TIF Expenditure Amount:	251,450
Tied To Debt:	GO Bond Series 2019B Ann. Appr
Tied To Project:	2019B Urban Renewal Bonds
TIF Expenditure Amount:	98,303
Tied To Debt:	GO Bond Series 2020B (Refinance of 2012AB; 2014AB)
Tied To Project:	Traffic Signals
TIF Expenditure Amount:	160,920
Tied To Debt:	GO Bond Series 2021B (Refinance 2014C)
Tied To Project:	6th and 7th Avenues
TIF Expenditure Amount:	42,800
Tied To Debt:	Linn County REC Note
Tied To Project:	Marion AirCom Park Sanitary Sewer Extension Project
TIF Expenditure Amount:	151,768
Tied To Debt:	Internal Advance - General Fund - Airport
Tied To Project:	Marion Municipal Airport Operating and Support Program

## Rebates For MARION COLLINS ROAD RESTATED 2017 URA

### Marion Iron, 4000 3rd Avenue, Marion, IA

TIF Expenditure Amount:	69,713
Rebate Paid To:	Marion Iron Co
Tied To Debt:	Marion Iron Rebate
Tied To Project:	Marion Iron Rebate
Projected Final FY of Rebate:	2038

### Lincolnview Square, 3215,3217,3375,3495 7th Ave

TIF Expenditure Amount:	34,402
Rebate Paid To:	Lincolnview Square/Abode Construction Inc
Tied To Debt:	Lincolnview Square Rebate
Tied To Project:	Lincolnview Square
Projected Final FY of Rebate:	2025

### Klingler, 7281 3rd Ave & 7289

TIF Expenditure Amount:	34,818
Rebate Paid To:	Klingler Properties
Tied To Debt:	Klingler Paint Rebate
Tied To Project:	Klingler Paint
Projected Final FY of Rebate:	2038

### Integrity Companies, 591 62nd St to 599

TIF Expenditure Amount:	22,524
Rebate Paid To:	Integrity Custom Homes Inc
Tied To Debt:	Integrity Rebate - 62nd St
Tied To Project:	Integrity - 62nd St
Projected Final FY of Rebate:	2026

### Heartland Animal Hospital, 1003 50th St

TIF Expenditure Amount:	3,082
Rebate Paid To:	GO America
Tied To Debt:	VWorldwide - Heartland Animal Hospital Rebate
Tied To Project:	Heartland Animal Hospital
Projected Final FY of Rebate:	2025

### Victory Gymnastics, 6200 N Gateway, Marion

TIF Expenditure Amount:	34,713
Rebate Paid To:	Victory Gymnastics
Tied To Debt:	Victory Gymnastics Rebate
Tied To Project:	Victory Gymnastics
Projected Final FY of Rebate:	2026

### APC Emmert, 4155 3rd Ave, Marion

TIF Expenditure Amount:	45,429
Rebate Paid To:	APC Emmert
Tied To Debt:	APC Emmert Rebate
Tied To Project:	APC Emmert
Projected Final FY of Rebate:	2038

### Genesis Equities - 4151 3rd Ave

TIF Expenditure Amount:	39,129
Rebate Paid To:	Genesis Equities
Tied To Debt:	Genesis Equities - Contractor Condos Rebate
Tied To Project:	Genesis Equities - Contractor Condos
Projected Final FY of Rebate:	2025

### **Squaw Creek Crossing**

TIF Expenditure Amount:	393,427
Rebate Paid To:	Squaw Creek Crossing Inc
Tied To Debt:	Squaw Creek Crossing
Tied To Project:	Squaw Creek Crossing
Projected Final FY of Rebate:	2040

### **GLD Properties - 2931 7th Ave**

TIF Expenditure Amount:	61,173
Rebate Paid To:	GLD Properties
Tied To Debt:	GLD Properties - 2931 7th Ave
Tied To Project:	GLD Properties - 2931 7th Ave
Projected Final FY of Rebate:	2033

### **MEDCO - Marion Enterprise Center**

TIF Expenditure Amount:	138,358
Rebate Paid To:	MEDCO
Tied To Debt:	MEDCO Holding Company - MEC Road Improv
Tied To Project:	MEDCO Holding Company LLC Infrastructure Project
Projected Final FY of Rebate:	2025

### **TWG, Marion LOFTS 2218 5th Ave**

TIF Expenditure Amount:	38,958
Rebate Paid To:	TWG - Great Southern Bank
Tied To Debt:	TWG - Marion Lofts - 5th Ave
Tied To Project:	TWG LMI Housing Project
Projected Final FY of Rebate:	2035

### **Russell Peck, Polymer Engineer, 3525 3rd Aveing**

TIF Expenditure Amount:	6,549
Rebate Paid To:	Russell Peck
Tied To Debt:	Russell Peck - Polymer Engineering Rebate
Tied To Project:	Polymer Engineering Project
Projected Final FY of Rebate:	2029

### **Genesis Equities - 6th Ave**

TIF Expenditure Amount:	279,792
Rebate Paid To:	Genesis Equities
Tied To Debt:	Genesis Equities - 6th Ave
Tied To Project:	Genesis Equities - 6th Ave
Projected Final FY of Rebate:	2025

### **GLD Properties - 2791 7th Ave**

TIF Expenditure Amount:	44,801
Rebate Paid To:	GLD Properties
Tied To Debt:	GLD Properties - 2791 7th Ave
Tied To Project:	GLD Properties - 2791 7th Ave

Projected Final FY of Rebate: 2034

### **Culver Enterprises**

TIF Expenditure Amount: 26,049  
Rebate Paid To: Culver Enterprises  
Tied To Debt: Culver Enterprises  
Tied To Project: Culver Enterprises Contractor  
Condos  
Projected Final FY of Rebate: 2025

### **Victory Sports**

TIF Expenditure Amount: 40,220  
Rebate Paid To: Victory Sports Center  
Tied To Debt: Victory Sports Center  
Tied To Project: Victory Sports Center  
Projected Final FY of Rebate: 2032

## Jobs For MARION COLLINS ROAD RESTATED 2017 URA

Project:	MEDCO - EIPlast
Company Name:	El Plast America LLC
Date Agreement Began:	08/08/2013
Date Agreement Ends:	06/30/2023
Number of Jobs Created or Retained:	39
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	2,500,000
Total Estimated Cost of Public Infrastructure:	400,000

Project:	MEDCO - Legacy Manufacturing
Company Name:	Legacy Manufacturing
Date Agreement Began:	08/21/2014
Date Agreement Ends:	06/30/2024
Number of Jobs Created or Retained:	10
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	7,000,000
Total Estimated Cost of Public Infrastructure:	880,000

Project:	Fiberight
Company Name:	Fiberight Iowa LLC
Date Agreement Began:	03/20/2014
Date Agreement Ends:	06/30/2024
Number of Jobs Created or Retained:	26
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	8,000,000
Total Estimated Cost of Public Infrastructure:	850,000

Project:	Hupp Electric Motors
Company Name:	Hupp Electric Motors
Date Agreement Began:	02/19/2015
Date Agreement Ends:	06/30/2028
Number of Jobs Created or Retained:	137
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	7,500,000
Total Estimated Cost of Public Infrastructure:	208,000

Project:	Acterra Group
Company Name:	Acterra Group
Date Agreement Began:	08/07/2014
Date Agreement Ends:	06/01/2023
Number of Jobs Created or Retained:	5
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	2,250,000
Total Estimated Cost of Public Infrastructure:	202,500

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

Note: The beginning fund balance was adjusted -\$26,179 from the prior year due to FY 24 payments to TWG for the 5th Ave LOFTS project that were incorrectly charged to Blairs Ferry Senior Apartments

256 Characters Left

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: MARION (57G547)  
 Urban Renewal Area: MARION COLLINS ROAD RESTATED 2017 URA (57046)  
 TIF Taxing District Name: MARION TWP/MARION SCH/ MARION CITY/ INCR  
 TIF Taxing District Inc. Number: 570261  
 TIF Taxing District Base Year: 1993  
 FY TIF Revenue First Received: 2018  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	08/1994
Economic Development	08/1994

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	2,100	26,000		0	0	0	28,100	0	28,100
Taxable	1,508	12,049		0	0	0	13,557	0	13,557
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	100	13,557	3,139	10,418	226

FY 2025 TIF Revenue Received: 68

**TIF Taxing District Data Collection**

Local Government Name: MARION (57G547)  
 Urban Renewal Area: MARION COLLINS ROAD RESTATED 2017 URA (57046)  
 TIF Taxing District Name: MARION TWP/LINN MAR SCH/ MARION CITY/ INCR  
 TIF Taxing District Inc. Number: 570263  
 TIF Taxing District Base Year: 1993  
 FY TIF Revenue First Received: 2015  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	08/1994
Economic Development	08/1994

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	948,000	2,533,800	3,281,900	0	0	-8,000	6,745,950	0	6,745,950
Taxable	681,015	1,174,232	2,850,373	0	0	-8,000	4,687,870	0	4,687,870
Homestead Credits									6

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,798,984	4,687,870	1,085,375	3,602,495	83,651

FY 2025 TIF Revenue Received: 25,328

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: MARION (57G547)  
 Urban Renewal Area: MARION COLLINS ROAD RESTATED 2017 URA (57046)  
 TIF Taxing District Name: MARION TWP/SPRINGVILLE SCH/MARION CITY/ INCR  
 TIF Taxing District Inc. Number: 570265  
 TIF Taxing District Base Year: 1993  
 FY TIF Revenue First Received: 2021  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	08/1994
Economic Development	08/1994

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	116,500	0	0	0	0	0	116,500	0	116,500
Taxable	83,690	0	0	0	0	0	83,690	0	83,690
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	10,726	83,690	19,377	64,313	1,273

FY 2025 TIF Revenue Received: 384

**TIF Taxing District Data Collection**

Local Government Name: MARION (57G547)  
 Urban Renewal Area: MARION COLLINS ROAD RESTATED 2017 URA (57046)  
 TIF Taxing District Name: MARION CITY/CEDAR RAPIDS SCH/ INCR  
 TIF Taxing District Inc. Number: 570267  
 TIF Taxing District Base Year: 1993  
 FY TIF Revenue First Received: 2002  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	08/1994
Economic Development	08/1994

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	3,887,800	12,498,900	0	0	-4,000	16,369,700	0	16,369,700
Taxable	0	1,801,715	11,051,849	0	0	-4,000	12,836,564	0	12,836,564
Homestead Credits									10

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	549,406	12,836,564	2,972,029	9,864,535	312,724

FY 2025 TIF Revenue Received: 94,183

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: MARION (57G547)  
 Urban Renewal Area: MARION COLLINS ROAD RESTATED 2017 URA (57046)  
 TIF Taxing District Name: MARION CITY AG/CEDAR RAPIDS SCH/ INCR  
 TIF Taxing District Inc. Number: 570269  
 TIF Taxing District Base Year: 1993  
 FY TIF Revenue First Received: 2017  
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	08/1994
Economic Development	08/1994

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	46,800	0	0	0	0	0	46,800	0	46,800
Taxable	33,620	0	0	0	0	0	33,620	0	33,620
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	29,928	16,872	3,906	12,966	289

FY 2025 TIF Revenue Received: 87

**TIF Taxing District Data Collection**

Local Government Name: MARION (57G547)  
 Urban Renewal Area: MARION COLLINS ROAD RESTATED 2017 URA (57046)  
 TIF Taxing District Name: MARION CITY/MARION SCH/ INCR  
 TIF Taxing District Inc. Number: 570271  
 TIF Taxing District Base Year: 1993  
 FY TIF Revenue First Received: 2012  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2032

	UR Designation
Slum	No
Blighted	08/1994
Economic Development	08/1994

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	233,876,875	32,752,725	39,700	0	-324,000	265,867,550	0	265,867,550
Taxable	0	108,385,076	28,282,081	29,248	0	-324,000	135,894,655	0	135,894,655
Homestead Credits									538

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	27,494,483	135,894,655	31,463,468	104,431,187	3,218,633

FY 2025 TIF Revenue Received: 962,064

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: MARION (57G547)  
 Urban Renewal Area: MARION COLLINS ROAD RESTATED 2017 URA (57046)  
 TIF Taxing District Name: MARION CITY AG/MARION SCH/ INCR  
 TIF Taxing District Inc. Number: 570273  
 TIF Taxing District Base Year: 1993  
 FY TIF Revenue First Received: 2017  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2037

UR Designation	
Slum	No
Blighted	08/1994
Economic Development	08/1994

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	123,100	0	0	0	0	0	123,100	0	123,100
Taxable	88,430	0	0	0	0	0	88,430	0	88,430
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	80,190	42,910	9,935	32,975	706

FY 2025 TIF Revenue Received: 213

**TIF Taxing District Data Collection**

Local Government Name: MARION (57G547)  
 Urban Renewal Area: MARION COLLINS ROAD RESTATED 2017 URA (57046)  
 TIF Taxing District Name: MARION CITY/LINN MAR SCH/ INCR  
 TIF Taxing District Inc. Number: 570275  
 TIF Taxing District Base Year: 1993  
 FY TIF Revenue First Received: 2001  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2018

UR Designation	
Slum	No
Blighted	08/1994
Economic Development	08/1994

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	94,173,808	210,405,215	29,958,677	0	-144,000	334,140,200	0	334,140,200
Taxable	0	43,642,904	176,521,517	25,501,081	0	-144,000	245,268,002	0	245,268,002
Homestead Credits									171

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	26,914,471	245,268,002	56,786,500	188,481,502	6,105,698

FY 2025 TIF Revenue Received: 1,826,594

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: MARION (57G547)  
 Urban Renewal Area: MARION COLLINS ROAD RESTATED 2017 URA (57046)  
 TIF Taxing District Name: MARION CITY AG/LINN MAR SCH/ INCR  
 TIF Taxing District Inc. Number: 570277  
 TIF Taxing District Base Year: 1993  
 FY TIF Revenue First Received: 2018  
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	08/1994
Economic Development	08/1994

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	826,900	0	0	0	0	0	826,900	0	826,900
Taxable	594,016	0	0	0	0	0	594,016	0	594,016
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	651,276	175,624	40,662	134,962	3,102

FY 2025 TIF Revenue Received: 934

**TIF Taxing District Data Collection**

Local Government Name: MARION (57G547)  
 Urban Renewal Area: MARION COLLINS ROAD RESTATED 2017 URA (57046)  
 TIF Taxing District Name: MARION CITY/MARION SCH/COLLINS RD RESTATED 2017 TIF INCR  
 TIF Taxing District Inc. Number: 570804  
 TIF Taxing District Base Year: 2016  
 FY TIF Revenue First Received: 2019  
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	08/1994
Economic Development	08/1994

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	325,761,305	27,305,995	785,700	0	-752,000	351,762,000	0	351,762,000
Taxable	0	150,966,917	22,942,968	461,514	0	-752,000	172,280,399	0	172,280,399
Homestead Credits									1,108

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	220,026,100	132,487,900	30,984,724	101,503,176	3,128,390

FY 2025 TIF Revenue Received: 962,903

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: MARION (57G547)  
 Urban Renewal Area: MARION COLLINS ROAD RESTATED 2017 URA (57046)  
 TIF Taxing District Name: MARION CITY AG/MARION SCH/COLLINS RD RESTATED 2017 TIF INCR  
 TIF Taxing District Inc. Number: 570808  
 TIF Taxing District Base Year: 2016  
 FY TIF Revenue First Received: 0  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	08/1994
Economic Development	08/1994

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,000	0	0	0	0	0	1,000	0	1,000
Taxable	718	0	0	0	0	0	718	0	718
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,400	0	0	0	0

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: MARION (57G547)  
 Urban Renewal Area: MARION COLLINS ROAD RESTATED 2017 URA (57046)  
 TIF Taxing District Name: MARION CITY/CEDAR RAPIDS SCH/COLLINS RD RESTATED 2017 TIF INCR  
 TIF Taxing District Inc. Number: 570810  
 TIF Taxing District Base Year: 2016  
 FY TIF Revenue First Received: 2021  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	08/1994
Economic Development	08/1994

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	404,000	0	0	0	-4,000	400,000	0	400,000
Taxable	0	187,226	0	0	0	-4,000	183,226	0	183,226
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	282,300	121,700	28,177	93,523	2,965

FY 2025 TIF Revenue Received: 893

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: MARION (57G547)  
 Urban Renewal Area: MARION COLLINS ROAD RESTATED 2017 URA (57046)  
 TIF Taxing District Name: MARION CITY/LINN MAR SCH/COLLINS RD EXT 2019 ADD TIF INCR  
 TIF Taxing District Inc. Number: 570848  
 TIF Taxing District Base Year: 2018  
 FY TIF Revenue First Received: 2021  
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	08/1994
Economic Development	08/1994

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	0	4,405,900	199,900	0	0	4,605,800	0	4,605,800
Taxable	0	0	3,441,424	114,424	0	0	3,555,848	0	3,555,848
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	3,412,600	1,193,200	276,260	916,940	29,703

FY 2025 TIF Revenue Received: 8,949

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**Urban Renewal Area Data Collection**

Local Government Name: MARION (57G547)  
 Urban Renewal Area: MARION HIGHWAY N # 1 URA  
 UR Area Number: 57059

UR Area Creation Date: 02/1999

UR Area Purpose: The primary goal of this plan is to stimulate, through public involvement and commitment, private investment in new industrial, commercial and multi-family residential development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MARION CITY/LINN MAR SCH/HIGHWAY 13N #1 INCR	570416	570417	0
MARION CITY AG/LINN MAR SCH/HIGHWAY 13N #1 INCR	570418	570419	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	16,000	0	6,980,600	0	0	0	6,996,600	0	6,996,600
Taxable	11,494	0	6,053,252	0	0	0	6,064,746	0	6,064,746
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:** 927 0 **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	42
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>42</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 06-30-2025:** 969 0 **Amount of 06-30-2025 Cash Balance Restricted for LMI**

## Projects For MARION HIGHWAY N # 1 URA

### Involta

Description:	Construction of data center with expansion capability
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	Yes

### Legal, Admin, MEDCO

Description:	Administrative & Professional Support to urban renewal projects and initiatives; MEDCO Support
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: MARION (57G547)  
 Urban Renewal Area: MARION HIGHWAY N # 1 URA (57059)  
 TIF Taxing District Name: MARION CITY/LINN MAR SCH/HIGHWAY 13N #1 INCR  
 TIF Taxing District Inc. Number: 570417  
 TIF Taxing District Base Year: 2007  
 FY TIF Revenue First Received: 2002  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2021

UR Designation	
Slum	No
Blighted	No
Economic Development	02/1999

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	6,980,600	0	0	0	6,980,600	0	6,980,600
Taxable	0	0	6,053,252	0	0	0	6,053,252	0	6,053,252
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,757,258	5,223,342	0	5,223,342	169,206

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: MARION (57G547)  
 Urban Renewal Area: MARION HIGHWAY N # 1 URA (57059)  
 TIF Taxing District Name: MARION CITY AG/LINN MAR SCH/HIGHWAY 13N #1 INCR  
 TIF Taxing District Inc. Number: 570419  
 TIF Taxing District Base Year: 2007  
 FY TIF Revenue First Received: 2011  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2021

UR Designation	
Slum	No
Blighted	No
Economic Development	02/1999

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	16,000	0	0	0	0	0	16,000	0	16,000
Taxable	11,494	0	0	0	0	0	11,494	0	11,494
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	11,287	4,713	0	4,713	108

FY 2025 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**Urban Renewal Area Data Collection**

Local Government Name: MARION (57G547)  
 Urban Renewal Area: MARION WINSLOW RD URA  
 UR Area Number: 57060

UR Area Creation Date: 09/2000

The primary goal of the plan is to stimulate, through public involvement and commitment, private investment in new commercial, single-family and multi-family residential development through the improvement of public infrastructure.

UR Area Purpose:

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
MARION CITY/LINN MAR SCH/WINSLOW RD #1 INCR	570672	570673	0
MARION CITY AG/LINN MAR SCH/WINSLOW RD #1 INCR	570674	570675	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	80,300	345,658,700	2,258,300	0	0	-344,000	346,840,800	0	346,840,800
Taxable	57,685	160,187,897	1,764,937	0	0	-344,000	160,854,019	0	160,854,019
Homestead Credits									707

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:</b>	<b>0</b>	<b>0</b>	<b>Amount of 07-01-2024 Cash Balance Restricted for LMI</b>
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>		

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b>	<b>0</b>	<b>0</b>	<b>Amount of 06-30-2025 Cash Balance Restricted for LMI</b>
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## Projects For MARION WINSLOW RD URA

### Traffic Signals

Description:	Installation of traffic signals
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

### Civil Rights Grant

Description:	LMI - Civil Rights Grant
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	Yes

### Bus Shelter

Description:	LMI - Bus Shelters
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	Yes

### Legal Admin & Econ Dev Costs

Description:	Legal, Admin, & Econ Dev Costs
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

### Promise Housing Project

Description:	LMI - MEDCO/MISD Housing Project
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	Yes

### Mobile Library

Description:	Mobile Library
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	Yes

### Housing Fund for Linn County

Description:	LMI - Housing Grants
Classification:	Low and Moderate Income Housing
Physically Complete:	Yes
Payments Complete:	Yes

## Income Housing For MARION WINSLOW RD URA

Amount of FY 2025 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
<hr/>	
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:	50,000

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

**TIF Taxing District Data Collection**

Local Government Name: MARION (57G547)  
 Urban Renewal Area: MARION WINSLOW RD URA (57060)  
 TIF Taxing District Name: MARION CITY/LINN MAR SCH/WINSLOW RD #1 INCR  
 TIF Taxing District Inc. Number: 570673  
 TIF Taxing District Base Year: 2008  
 FY TIF Revenue First Received: 2012  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2021

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2000

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	345,658,700	2,258,300	0	0	-344,000	346,760,500	0	346,760,500
Taxable	0	160,187,897	1,764,937	0	0	-344,000	160,796,334	0	160,796,334
Homestead Credits									707

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	159,407,060	160,796,334	0	160,796,334	5,208,861

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: MARION (57G547)  
 Urban Renewal Area: MARION WINSLOW RD URA (57060)  
 TIF Taxing District Name: MARION CITY AG/LINN MAR SCH/WINSLOW RD #1 INCR  
 TIF Taxing District Inc. Number: 570675  
 TIF Taxing District Base Year: 2008  
 FY TIF Revenue First Received: 2012  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2021

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2000

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	80,300	0	0	0	0	0	80,300	0	80,300
Taxable	57,685	0	0	0	0	0	57,685	0	57,685
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	86,363	0	0	0	0

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**Urban Renewal Area Data Collection**

Local Government Name: MARION (57G547)  
 Urban Renewal Area: MARION HIGHWAY 13 URA  
 UR Area Number: 57061

UR Area Creation Date: 04/1997

UR Area Purpose: The primary goal of the plan is to stimulate, through public involvement and commitment, private investment in new industrial, commercial and multi-family residential development.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MARION CITY/LINN MAR SCH/HIGHWAY 13 INCR	570426	570427	0
MARION CITY AG/LINN MAR SCH/HIGHWAY 13 INCR	570428	570429	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	808,300	0	0	0	0	0	808,300	0	808,300
Taxable	580,657	0	0	0	0	0	580,657	0	580,657
Homestead Credits									0

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

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 06-30-2025:** 0      **Amount of 06-30-2025 Cash Balance Restricted for LMI** 0

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

The City has never requested TIF payments for this URA. The base year for the tax districts is noted as 1996 because we weren't able to leave this field blank.

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

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: MARION (57G547)  
 Urban Renewal Area: MARION HIGHWAY 13 URA (57061)  
 TIF Taxing District Name: MARION CITY/LINN MAR SCH/HIGHWAY 13 INCR  
 TIF Taxing District Inc. Number: 570427  
 TIF Taxing District Base Year: 2002  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2018

UR Designation	
Slum	No
Blighted	No
Economic Development	02/1997

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

**TIF Taxing District Data Collection**

Local Government Name: MARION (57G547)  
 Urban Renewal Area: MARION HIGHWAY 13 URA (57061)  
 TIF Taxing District Name: MARION CITY AG/LINN MAR SCH/HIGHWAY 13 INCR  
 TIF Taxing District Inc. Number: 570429  
 TIF Taxing District Base Year: 2002  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2018

UR Designation	
Slum	No
Blighted	No
Economic Development	02/1997

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	808,300	0	0	0	0	0	808,300	0	808,300
Taxable	580,657	0	0	0	0	0	580,657	0	580,657
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	580,657	0	580,657	13,345

FY 2025 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**Urban Renewal Area Data Collection**

Local Government Name: MARION (57G547)  
 Urban Renewal Area: MARION 29TH AVE URA  
 UR Area Number: 57071

UR Area Creation Date: 07/2009

The primary goal of this plan is to stimulate, through public involvement and commitment, private investment in new commercial, single-family and multi-family residential development through the improvement of public infrastructure.

UR Area Purpose:

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
MARION CITY/LINN MAR SCH/29TH AVE INCR	570668	570669	30,112
MARION CITY AG/LINN MAR SCH/29TH AVE TIF INREM	570670	570671	72

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	709,400	463,647,900	1,516,100	0	0	-888,000	463,288,900	0	463,288,900
Taxable	509,612	214,867,374	1,233,518	0	0	-888,000	214,026,004	0	214,026,004
Homestead Credits									1,249

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:** 85      **0**      **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	975
TIF Sp. Revenue Fund Interest:	7
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>982</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	1,036
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>1,036</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:** 31      **0**      **Amount of 06-30-2025 Cash Balance Restricted for LMI**

## Projects For MARION 29TH AVE URA

### Legal, Admin, MEDCO Support

Description:	Support to Urban Renewal Projects & initiatives & Promotion
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

### 2022-2026 Urban Renewal Administration & Professional Support Program

Description:	Planning, staffing, grant writing & admin, document support, record management, etc.
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

### West Tower Terrace Road Improvements Project

Description:	Extension of W Tower Terrace Road from 35th St/Lucore RAB to 9,300 ft east
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

### Park Land Acquisition Project

Description:	Acquisition of 9 acre portion of NE corner of Parcel B POS 1845
Classification:	Acquisition of property
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For MARION 29TH AVE URA

### Internal Loan - General Fund - Admin & Prof Support

Debt/Obligation Type:	Internal Loans
Principal:	344
Interest:	0
Total:	344
Annual Appropriation?:	Yes
Date Incurred:	11/03/2022
FY of Last Payment:	2025

### Internal Loan - General Fund - Admin & Prof Support

Debt/Obligation Type:	Internal Loans
Principal:	692
Interest:	0
Total:	692
Annual Appropriation?:	Yes
Date Incurred:	10/19/2023
FY of Last Payment:	2025

## Non-Rebates For MARION 29TH AVE URA

TIF Expenditure Amount:	1,036
Tied To Debt:	Internal Loan - General Fund - Admin & Prof Support
Tied To Project:	Legal, Admin, MEDCO Support

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: MARION (57G547)  
 Urban Renewal Area: MARION 29TH AVE URA (57071)  
 TIF Taxing District Name: MARION CITY/LINN MAR SCH/29TH AVE INCR  
 TIF Taxing District Inc. Number: 570669  
 TIF Taxing District Base Year: 2012  
 FY TIF Revenue First Received: 2019  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2029

UR Designation	
Slum	No
Blighted	No
Economic Development	07/2009

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	463,647,900	1,516,100	0	0	-888,000	462,579,500	0	462,579,500
Taxable	0	214,867,374	1,233,518	0	0	-888,000	213,516,392	0	213,516,392
Homestead Credits									1,249

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	213,516,392	30,112	213,486,280	6,915,707

FY 2025 TIF Revenue Received: 974

**TIF Taxing District Data Collection**

Local Government Name: MARION (57G547)  
 Urban Renewal Area: MARION 29TH AVE URA (57071)  
 TIF Taxing District Name: MARION CITY AG/LINN MAR SCH/29TH AVE TIF INREM  
 TIF Taxing District Inc. Number: 570671  
 TIF Taxing District Base Year: 2009  
 FY TIF Revenue First Received: 2019  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2029

UR Designation	
Slum	No
Blighted	No
Economic Development	07/2009

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	709,400	0	0	0	0	0	709,400	0	709,400
Taxable	509,612	0	0	0	0	0	509,612	0	509,612
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	509,612	72	509,540	11,710

FY 2025 TIF Revenue Received: 1

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**Urban Renewal Area Data Collection**

Local Government Name: MARION (57G547)  
 Urban Renewal Area: MARION WEST TOWER TERRACE RD URA  
 UR Area Number: 57074

UR Area Creation Date: 01/2012

West Tower Terrace Road Urban Renewal Area has been created to stimulate private investment in new commercial, office, and residential development through the improvement of public infrastructure.

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MARION CITY/LINN MAR SCH/W TOWER TERRACE RD INCR	570699	570700	13,319,422
MARION CITY AG/LINN MAR SCH/W TOWER TERRACE RD INCR	570701	570702	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	72,400	704,712,200	15,623,700	0	0	-616,000	718,690,550	0	718,690,550
Taxable	52,010	326,583,454	13,252,187	0	0	-616,000	338,169,901	0	338,169,901
Homestead Credits									1,640

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:** **36,491** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	431,585
TIF Sp. Revenue Fund Interest:	3,287
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>434,872</b>

Rebate Expenditures:	12,801
Non-Rebate Expenditures:	418,640
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>431,441</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:** **39,922** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

## Projects For MARION WEST TOWER TERRACE RD URA

### ESCO Group

Description:	Construction of professional services building as a headquarters for engineering and consulting services.
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	Yes

### Tower Terrace Road - Mooney Engle

Description:	Street Construction
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Legal, Admin, MEDCO Support

Description:	Administrative & professional support to urban renewal projects and initiatives and promotion
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

### Synergy Equity Partners/Revive Legacy

Description:	Construction of multi-tenant commercial building for restaurants and retailers
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

### Irish Drive Extension & Signalization

Description:	Extension of Irish Drive and Traffic Signal at Irish Dr and Tower Terrace Road
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### 2022-2025 Urban Renewal Admin & Prof Support Program

Description:	Planning, staffing, grant writing & admin, document support, record mgmt, accounting, etc.
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

### West Tower Terrace Road Improvements Project

Description:	Extension of Tower Terrace Road from C Ave to Alburnett Road
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### 2023-2026 Urban Renewal Admin & Professional Support Program

Description:	Provide administrative and professional support to its urban renewal projects and initiatives in the Urban Renewal Area in the City' s 2023 through 2026 fiscal years ( the
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For MARION WEST TOWER TERRACE RD URA

### Synergy Equity Partners/Revive Legacy

Debt/Obligation Type:	Rebates
Principal:	38,403
Interest:	0
Total:	38,403
Annual Appropriation?:	Yes
Date Incurred:	04/18/2019
FY of Last Payment:	2027

### GO Bond Series 2020A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	695,000
Interest:	58,775
Total:	753,775
Annual Appropriation?:	No
Date Incurred:	05/21/2020
FY of Last Payment:	2030

### GO Bond Series 2020B - Refinance of 2012A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	847,200
Interest:	104,760
Total:	951,960
Annual Appropriation?:	No
Date Incurred:	05/21/2020
FY of Last Payment:	2028

### Internal Loan - General Fund - Urban Renewal Administration and Professional Support Program

Debt/Obligation Type:	Internal Loans
Principal:	19,032
Interest:	0
Total:	19,032
Annual Appropriation?:	Yes
Date Incurred:	10/19/2023
FY of Last Payment:	2025

### Internal Loan - General Fund - Urban Renewal Admin & Prof Support

Debt/Obligation Type:	Internal Loans
Principal:	23,595
Interest:	0
Total:	23,595
Annual Appropriation?:	Yes
Date Incurred:	10/03/2024
FY of Last Payment:	2026

## Non-Rebates For MARION WEST TOWER TERRACE RD URA

TIF Expenditure Amount:	284,047
Tied To Debt:	GO Bond Series 2020B - Refinance of 2012A
Tied To Project:	Tower Terrace Road - Mooney Engle
TIF Expenditure Amount:	115,561
Tied To Debt:	GO Bond Series 2020A
Tied To Project:	Tower Terrace Road - Mooney Engle
TIF Expenditure Amount:	19,032
Tied To Debt:	Internal Loan - General Fund - Urban Renewal Administration and Professional Support Program
Tied To Project:	2023-2026 Urban Renewal Admin & Professional Support Program

## Rebates For MARION WEST TOWER TERRACE RD URA

### Revive Legacy, 295 Tower Terrace Rd, Marion, IA

TIF Expenditure Amount:	12,801
Rebate Paid To:	Revive Legacy
Tied To Debt:	Synergy Equity Partners/Revive Legacy
Tied To Project:	Synergy Equity Partners/Revive Legacy
Projected Final FY of Rebate:	2027

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: MARION (57G547)  
 Urban Renewal Area: MARION WEST TOWER TERRACE RD URA (57074)  
 TIF Taxing District Name: MARION CITY/LINN MAR SCH/W TOWER TERRACE RD INCR  
 TIF Taxing District Inc. Number: 570700  
 TIF Taxing District Base Year: 2010  
 FY TIF Revenue First Received: 2013  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2033

UR Designation	
Slum	No
Blighted	No
Economic Development	08/2010

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	704,712,200	15,623,700	0	0	-616,000	718,618,150	0	718,618,150
Taxable	0	326,583,454	13,252,187	0	0	-616,000	338,117,891	0	338,117,891
Homestead Credits									1,640

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	339,270,290	338,117,891	13,319,422	324,798,469	10,521,570

FY 2025 TIF Revenue Received: 431,585

**TIF Taxing District Data Collection**

Local Government Name: MARION (57G547)  
 Urban Renewal Area: MARION WEST TOWER TERRACE RD URA (57074)  
 TIF Taxing District Name: MARION CITY AG/LINN MAR SCH/W TOWER TERRACE RD INCR  
 TIF Taxing District Inc. Number: 570702  
 TIF Taxing District Base Year: 2010  
 FY TIF Revenue First Received: 2017  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2037

UR Designation	
Slum	No
Blighted	No
Economic Development	08/2010

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	72,400	0	0	0	0	0	72,400	0	72,400
Taxable	52,010	0	0	0	0	0	52,010	0	52,010
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	397,644	0	0	0	0

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**Urban Renewal Area Data Collection**

Local Government Name: MARION (57G547)  
 Urban Renewal Area: MARION COMMERCE CORRIDOR URA  
 UR Area Number: 57939

UR Area Creation Date: 07/2015

Primary goal of this plan is to stimulate, through public involvement and commitment, private investments in commercial and industrial development and to create a sound economic base that will serve as the foundation for future growth and development.

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MARION CITY/MARION SCH/CENTRAL CORRIDOR INCR	570656	570657	0
MARION CITY/LINN MAR SCH/ CENTRAL CORRIDOR INCR	570658	570659	0
MARION CITY/MARION SCH/CENTRAL CORRIDOR #1 INCR	570690	570691	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	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 07-01-2024:** **0** **0** **Amount of 07-01-2024 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 06-30-2025:** **0** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

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

Was only used for a year or two when the City had combined the Collins Road Extension and Central Corridor Urban Renewal Areas

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

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: MARION (57G547)  
 Urban Renewal Area: MARION COMMERCE CORRIDOR URA (57939)  
 TIF Taxing District Name: MARION CITY/MARION SCH/CENTRAL CORRIDOR INCR  
 TIF Taxing District Inc. Number: 570657  
 TIF Taxing District Base Year: 2008  
 FY TIF Revenue First Received: 2011  
 Subject to a Statutory end date? No

UR Designation	
Slum	10/2007
Blighted	10/2007
Economic Development	10/2007

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	59,789,439	0	0	0	0

FY 2025 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: MARION (57G547)  
 Urban Renewal Area: MARION COMMERCE CORRIDOR URA (57939)  
 TIF Taxing District Name: MARION CITY/LINN MAR SCH/ CENTRAL CORRIDOR INCR  
 TIF Taxing District Inc. Number: 570659  
 TIF Taxing District Base Year: 2008  
 FY TIF Revenue First Received: 2011  
 Subject to a Statutory end date? No

UR Designation	
Slum	10/2007
Blighted	10/2007
Economic Development	10/2007

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	3,500,262	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: MARION (57G547)  
 Urban Renewal Area: MARION COMMERCE CORRIDOR URA (57939)  
 TIF Taxing District Name: MARION CITY/MARION SCH/CENTRAL CORRIDOR #1 INCR  
 TIF Taxing District Inc. Number: 570691  
 TIF Taxing District Base Year: 2009  
 FY TIF Revenue First Received: 2011  
 Subject to a Statutory end date? No

UR Designation	
Slum	10/2007
Blighted	10/2007
Economic Development	10/2007

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	9,554,303	0	0	0	0

FY 2025 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**Urban Renewal Area Data Collection**

Local Government Name: MARION (57G547)  
 Urban Renewal Area: MARION CENTRAL CORRIDOR RESTATED 2017 URA  
 UR Area Number: 57945

UR Area Creation Date: 06/2007

Primary goal of this plan is to stimulate, through public involvement and commitment, private investments in commercial and industrial development and to create a sound economic base that will serve as the foundation for future growth and development.

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MARION CITY/MARION SCH/CENTRAL CORRIDOR RESTATED 2017 TIF INCR	570797	570798	20,281,010
MARION CITY/LINN MAR SCH/CENTRAL CORRIDOR RESTATED 2017 TIF INCR	570799	570800	6,377,467
MARION CITY AG/LINN MAR SCH/CENTRAL CORR RESTATED 2017 TIF INCR	570801	570802	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	0	107,536,096	156,206,361	9,331,800	0	-224,000	272,457,007	0	272,457,007
Taxable	0	49,835,247	125,308,385	8,228,007	0	-224,000	182,754,389	0	182,754,389
Homestead Credits									300

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:** **126,806** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	820,538
TIF Sp. Revenue Fund Interest:	6,924
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>827,462</b>

Rebate Expenditures:	370,846
Non-Rebate Expenditures:	454,235
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>825,081</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:** **129,187** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

## Projects For MARION CENTRAL CORRIDOR RESTATED 2017 URA

### Central Corridor

Description:	Reconstruction of 7th Avenue including 3 roundabouts and streetscape
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Farmers State Bank

Description:	Remodel commercial office space
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	Yes

### Hanna Properties, LLC

Description:	Renovating building and property into a new office
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	Yes

### Storm Sewer

Description:	Repair of storm sewer infrastructure
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### PDS Investments

Description:	Construction of a multi story commercial building
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

### Memorial Hall

Description:	Redevelop existing building into commercial retail and upper-story residential
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	Yes

### Genesis Equities - Marion Iron

Description:	Redevelopment of Marion Iron Property
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

### TWG - Landover Corporation

Description:	Construct 60 unit multifamily senior housing complex
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	No

## Full Circle Communities

Description:	Construct 73 unit multifamily senior housing complex
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	No

## M & E Investments (St. Luke's)

Description:	Redevelopment of a building
Classification:	Commercial-Medical
Physically Complete:	Yes
Payments Complete:	Yes

## The Chocolate Shop

Description:	Remodel commercial retail building
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

## Capital Commercial - 1204 7th Ave

Description:	Construction of multi-story commercial building Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Classification:	
Physically Complete:	No
Payments Complete:	Yes

## Capital Commercial - 1000 7th Ave

Description:	Remodel existing building and apartments above Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Classification:	
Physically Complete:	No
Payments Complete:	No

## 6th & 7th Avenues

Description:	Road improvements to 6th and 7th Avenues
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## Barker Financial

Description:	Redevelop Cobban-Hervey Building at 1138 & 1144 7th Ave
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

## Emerson Mattress/Lebeda

Description:	Construction Building for Lease to Lebeda
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

## MEDCO/AIS Properties/Restoration Dental

Description:	Redevelop and renovate existing commercial building for dental clinic
--------------	---

Classification:	Commercial-Medical
Physically Complete:	Yes
Payments Complete:	No

### **Arnold Property Group/GameOn**

Description:	Redevelopment & renovation of existing commercial building for a bar
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

### **Ramsey's Properties, LLC**

Description:	Expansion of facilities including historic preservation
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

### **MOJO Properties - Building**

Description:	Redevelopment and renovation of existing commercial building
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	No

### **Simpatico (Dairy Queen)**

Description:	Expansion and improvement of existing commercial facilities
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

### **SB Coastal (Bliss Salon)**

Description:	Redevelopment and renovation of existing commercial building
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

### **Legal, Admin, MEDCO Support**

Description:	Support to Urban Renewal Projects & Initiatives & Promotion
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

### **Municipal Library Development Project**

Description:	Construction of new library at 1101 6th ave & related parking and public improvements
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

### **MOJO Properties - Elevator**

Description:	Redevelopment of existing mixed use building at 796 11th St - including installation of elevator
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Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	Yes

### **Seven Hills Multi-Family Housing Development**

Description:	Acquisition and relocation of two historic homes for Multi-Family Housing
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	No
Payments Complete:	No

### **2022-2025 Urban Renewal Administration & Professional Support Program**

Description:	Administrative & Professional Support to urban Renewal Projects
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

### **Municipal Parking Lot Improvement Project**

Description:	Improvements to municipal parking at 1405 7th Ave
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

### **PDS Investments - Office Space**

Description:	Expansion of Existing Building at 1317 7th Ave to include additional office space for lease to MEDCO
Classification:	Commercial - office properties
Physically Complete:	No
Payments Complete:	No

### **JLENZ - Uptown Dental Redevelopment**

Description:	Removal of former fuel station, remediation of brownfield, construction of commercial facilities at 890 7th Ave
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

### **Timberline Manufacturing Rebate**

Description:	Construction of new manufacturing and office space facilities near 1029 Blairs Ferry Rd
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

### **WhaddaYWant - 1204 7th Ave**

Description:	Construction of multi-story commercial building
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	No

### **Broad & Main**

Description:	Construction of multi-story mixed use building & residential building
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	No
Payments Complete:	No

### **Belltower Lofts - 1277 8th Ave**

Description:	Redevelopment of former First United Methodist Church into multi family housing
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

### **Hoth Flats - 801 10th St**

Description:	Construction of apartment units and a parking garage
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For MARION CENTRAL CORRIDOR RESTATED 2017 URA

### PDS Investments Rebate

Debt/Obligation Type:	Rebates
Principal:	16,871
Interest:	0
Total:	16,871
Annual Appropriation?:	Yes
Date Incurred:	09/06/2012
FY of Last Payment:	2025

### TWG - Landover Corporation Rebate

Debt/Obligation Type:	Rebates
Principal:	431,875
Interest:	0
Total:	431,875
Annual Appropriation?:	Yes
Date Incurred:	01/22/2015
FY of Last Payment:	2033

### Full Circle Communities Rebate

Debt/Obligation Type:	Rebates
Principal:	393,777
Interest:	0
Total:	393,777
Annual Appropriation?:	Yes
Date Incurred:	01/22/2015
FY of Last Payment:	2028

### Barker Financial - Cobban Hervey Rebate

Debt/Obligation Type:	Rebates
Principal:	274,974
Interest:	0
Total:	274,974
Annual Appropriation?:	Yes
Date Incurred:	05/04/2017
FY of Last Payment:	2034

### Internal Loan - Sani Sew Repl - PDS, 1317 7th Ave

Debt/Obligation Type:	Internal Loans
Principal:	55,056
Interest:	2,073
Total:	57,129
Annual Appropriation?:	Yes
Date Incurred:	03/20/2014
FY of Last Payment:	2026

### Emerson Mattress - Lebeda Rebate

Debt/Obligation Type:	Rebates
Principal:	163,923
Interest:	0
Total:	163,923
Annual Appropriation?:	Yes
Date Incurred:	02/23/2017

FY of Last Payment: 2028

### **MEDCO - AIS Properties - Restoration Dental Rebate**

Debt/Obligation Type: Rebates  
Principal: 189,312  
Interest: 0  
Total: 189,312  
Annual Appropriation?: Yes  
Date Incurred: 02/23/2017  
FY of Last Payment: 2031

### **Arnold Property Group/GameOn Rebate**

Debt/Obligation Type: Rebates  
Principal: 13,813  
Interest: 0  
Total: 13,813  
Annual Appropriation?: Yes  
Date Incurred: 02/23/2017  
FY of Last Payment: 2026

### **Internal Loan - Sani Sew Repl - 1000 7th Ave**

Debt/Obligation Type: Internal Loans  
Principal: 126,038  
Interest: 5,488  
Total: 131,526  
Annual Appropriation?: Yes  
Date Incurred: 07/23/2015  
FY of Last Payment: 2034

### **MOJO Properties Rebate**

Debt/Obligation Type: Rebates  
Principal: 256,098  
Interest: 0  
Total: 256,098  
Annual Appropriation?: Yes  
Date Incurred: 07/06/2017  
FY of Last Payment: 2030

### **GO Bond Series 2015A**

Debt/Obligation Type: Gen. Obligation Bonds/Notes  
Principal: 145,550  
Interest: 24,960  
Total: 170,510  
Annual Appropriation?: No  
Date Incurred: 01/22/2015  
FY of Last Payment: 2034

### **JLenz, Uptown Dental Rebate**

Debt/Obligation Type: Rebates  
Principal: 11,042  
Interest: 0  
Total: 11,042  
Annual Appropriation?: Yes  
Date Incurred: 11/20/2018  
FY of Last Payment: 2025

### **Timberline Manufacturing**

Debt/Obligation Type: Rebates

Principal:	420,917
Interest:	0
Total:	420,917
Annual Appropriation?:	Yes
Date Incurred:	11/20/2018
FY of Last Payment:	2028

### **GO Bond Series 2020B - Refinance 2012A; 2014B**

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	617,750
Interest:	76,388
Total:	694,138
Annual Appropriation?:	No
Date Incurred:	05/21/2020
FY of Last Payment:	2028

### **WhaddaYWant - 1204 7th Ave**

Debt/Obligation Type:	Rebates
Principal:	35,144
Interest:	0
Total:	35,144
Annual Appropriation?:	Yes
Date Incurred:	02/04/2021
FY of Last Payment:	2029

### **Uptown Development LC - 1107 7th Ave & 1112 6th Ave**

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	09/17/2020
FY of Last Payment:	2025

### **GO Bond Series 2021B (Refinance 2014C)**

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	106,000
Interest:	7,537
Total:	113,537
Annual Appropriation?:	No
Date Incurred:	03/18/2021
FY of Last Payment:	2030

### **Internal Advance - Capital Projects - Uptown Development LC**

Debt/Obligation Type:	Internal Loans
Principal:	83,220
Interest:	0
Total:	83,220
Annual Appropriation?:	Yes
Date Incurred:	11/03/2022
FY of Last Payment:	2025

### **Internal Advance - General Fund - Urban Renewal Administration and Professional Support Program**

Debt/Obligation Type:	Internal Loans
Principal:	53,700
Interest:	0
Total:	53,700
Annual Appropriation?:	Yes

Date Incurred:	10/19/2023
FY of Last Payment:	2025

### **Belltower Lofts - 1277 8th Ave LLC**

Debt/Obligation Type:	Rebates
Principal:	475,000
Interest:	0
Total:	475,000
Annual Appropriation?:	Yes
Date Incurred:	11/07/2024
FY of Last Payment:	2048

### **Hoth Flats - 801 10th St**

Debt/Obligation Type:	Rebates
Principal:	450,000
Interest:	0
Total:	450,000
Annual Appropriation?:	Yes
Date Incurred:	03/06/2025
FY of Last Payment:	2048

### **DCI Properties - Broad & Main**

Debt/Obligation Type:	Rebates
Principal:	3,400,000
Interest:	0
Total:	3,400,000
Annual Appropriation?:	Yes
Date Incurred:	12/19/2024
FY of Last Payment:	2048

### **2025 Internal Advance - General Fund - Urban Renewal Administration and Professional Support Program**

Debt/Obligation Type:	Internal Loans
Principal:	65,716
Interest:	0
Total:	65,716
Annual Appropriation?:	Yes
Date Incurred:	10/03/2024
FY of Last Payment:	2026

### **GO Bond Series 2025B - Broad & Main**

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	4,345,000
Interest:	3,413,340
Total:	7,758,340
Annual Appropriation?:	Yes
Date Incurred:	06/03/2025
FY of Last Payment:	2045

## Non-Rebates For MARION CENTRAL CORRIDOR RESTATED 2017 URA

TIF Expenditure Amount:	53,700
Tied To Debt:	Internal Advance - General Fund - Urban Renewal Administration and Professional Support Program
Tied To Project:	2022-2025 Urban Renewal Administration & Professional Support Program
TIF Expenditure Amount:	50,000
Tied To Debt:	Internal Loan - Sani Sew Repl - 1000 7th Ave
Tied To Project:	Capital Commercial - 1000 7th Ave
TIF Expenditure Amount:	28,565
Tied To Debt:	Internal Loan - Sani Sew Repl - PDS, 1317 7th Ave
Tied To Project:	PDS Investments
TIF Expenditure Amount:	17,282
Tied To Debt:	GO Bond Series 2015A
Tied To Project:	Central Corridor
TIF Expenditure Amount:	202,388
Tied To Debt:	GO Bond Series 2020B - Refinance 2012A; 2014B
Tied To Project:	Central Corridor
TIF Expenditure Amount:	19,080
Tied To Debt:	GO Bond Series 2021B (Refinance 2014C)
Tied To Project:	Central Corridor
TIF Expenditure Amount:	83,220
Tied To Debt:	Uptown Development LC - 1107 7th Ave & 1112 6th Ave
Tied To Project:	Broad & Main

## Rebates For MARION CENTRAL CORRIDOR RESTATED 2017 URA

### Philips Diamond Shop, 1317 7th Ave, Marion

TIF Expenditure Amount:	16,871
Rebate Paid To:	Philips Diamond Shop
Tied To Debt:	PDS Investments Rebate
Tied To Project:	PDS Investments
Projected Final FY of Rebate:	2026

### Lebeda, 2525 7th Ave, Marion

TIF Expenditure Amount:	29,397
Rebate Paid To:	Emerson Mattress Inc.
Tied To Debt:	Emerson Mattress - Lebeda Rebate
Tied To Project:	Emerson Mattress/Lebeda
Projected Final FY of Rebate:	2028

### MEDCO/AIS Restoration Dental, 1180 7th Ave, Marion

TIF Expenditure Amount:	29,024
Rebate Paid To:	MEDCO Holding Company
Tied To Debt:	MEDCO - AIS Properties - Restoration Dental Rebate
Tied To Project:	MEDCO/AIS Properties/Restoration Dental
Projected Final FY of Rebate:	2033

### Arbor at Lindale Trail, 1362 Blairs Ferry Road, Marion

TIF Expenditure Amount:	57,118
Rebate Paid To:	Full Circle Communities, Inc.
Tied To Debt:	Full Circle Communities Rebate
Tied To Project:	Full Circle Communities
Projected Final FY of Rebate:	2027

### Blairs Ferry Senior Apartments, 830 Blairs Ferry Road, Marion

TIF Expenditure Amount:	43,000
Rebate Paid To:	Bankers Trust
Tied To Debt:	TWG - Landover Corporation Rebate
Tied To Project:	TWG - Landover Corporation
Projected Final FY of Rebate:	2031

### Brick Alley, 1038 7th Ave, Marion

TIF Expenditure Amount:	8,655
Rebate Paid To:	Arnold Property Group, LLC
Tied To Debt:	Arnold Property Group/GameOn Rebate
Tied To Project:	Arnold Property Group/GameOn
Projected Final FY of Rebate:	2025

### 1138 7th Ave & 1144, Marion

TIF Expenditure Amount:	5,958
Rebate Paid To:	Cobban Hervey LLC
Tied To Debt:	Barker Financial - Cobban Hervey Rebate
Tied To Project:	Barker Financial

Projected Final FY of Rebate: 2034

**JLENZ LLC, 890 7th Ave**

TIF Expenditure Amount: 11,042  
Rebate Paid To: JLENZ LLC  
Tied To Debt: JLenz, Uptown Dental Rebate  
Tied To Project: JLENZ - Uptown Dental  
Redevelopment  
Projected Final FY of Rebate: 2025

**Timberline Manufacturing, 1029 Blairs Ferry Rd**

TIF Expenditure Amount: 135,324  
Rebate Paid To: Timberline Manufacturing  
Tied To Debt: Timberline Manufacturing  
Tied To Project: Timberline Manufacturing Rebate  
Projected Final FY of Rebate: 2028

**Tomasos Pizza, 1204 7th Ave**

TIF Expenditure Amount: 7,272  
Rebate Paid To: Whaddaywant  
Tied To Debt: WhaddaYWant - 1204 7th Ave  
Tied To Project: WhaddaYWant - 1204 7th Ave  
Projected Final FY of Rebate: 2029

**796 11th St & 780 11th St & 790**

TIF Expenditure Amount: 27,185  
Rebate Paid To: MOJO Properties  
Tied To Debt: MOJO Properties Rebate  
Tied To Project: MOJO Properties - Building  
Projected Final FY of Rebate: 2030

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

Note: The beginning fund balance was adjusted +\$26,179 from the prior year due to FY 24 payments to TWG for the 5th Ave LOFTS project that were incorrectly charged to Blairs Ferry Senior Apartments

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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:	MARION (57G547)	
Urban Renewal Area:	MARION CENTRAL CORRIDOR RESTATED 2017 URA (57945)	
TIF Taxing District Name:	MARION CITY/MARION SCH/CENTRAL CORRIDOR RESTATED 2017 TIF INCR	
TIF Taxing District Inc. Number:	570798	
TIF Taxing District Base Year:	2016	
FY TIF Revenue First Received:	2019	
Subject to a Statutory end date?	No	

UR Designation	
Slum	06/2007
Blighted	06/2007
Economic Development	06/2007

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	69,682,996	100,972,461	8,348,400	0	-112,000	178,674,107	0	178,674,107
Taxable	0	32,293,061	78,654,587	7,408,433	0	-112,000	118,026,331	0	118,026,331
Homestead Credits									204

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	107,790,515	70,995,592	20,281,010	50,714,582	1,563,054

FY 2025 TIF Revenue Received: 615,458

**TIF Taxing District Data Collection**

Local Government Name:	MARION (57G547)	
Urban Renewal Area:	MARION CENTRAL CORRIDOR RESTATED 2017 URA (57945)	
TIF Taxing District Name:	MARION CITY/LINN MAR SCH/CENTRAL CORRIDOR RESTATED 2017 TIF INCR	
TIF Taxing District Inc. Number:	570800	
TIF Taxing District Base Year:	2016	
FY TIF Revenue First Received:	2019	
Subject to a Statutory end date?	No	

UR Designation	
Slum	06/2007
Blighted	06/2007
Economic Development	06/2007

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	37,853,100	55,233,900	983,400	0	-112,000	93,782,900	0	93,782,900
Taxable	0	17,542,186	46,653,798	819,574	0	-112,000	64,728,058	0	64,728,058
Homestead Credits									96

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	71,677,000	22,217,900	6,377,467	15,840,433	513,137

FY 2025 TIF Revenue Received: 205,080

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name:	MARION (57G547)	
Urban Renewal Area:	MARION CENTRAL CORRIDOR RESTATED 2017 URA (57945)	
TIF Taxing District Name:	MARION CITY AG/LINN MAR SCH/CENTRAL CORR RESTATED 2017 TIF INCR	
TIF Taxing District Inc. Number:	570802	
TIF Taxing District Base Year:	2016	
FY TIF Revenue First Received:	2019	
Subject to a Statutory end date?	No	

UR Designation	
Slum	06/2007
Blighted	06/2007
Economic Development	06/2007

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	106,000	0	0	0	0

FY 2025 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**Urban Renewal Area Data Collection**

Local Government Name: MARION (57G547)  
 Urban Renewal Area: MARION ECHO HILL ROAD URA  
 UR Area Number: 57959

UR Area Creation Date: 06/2020

UR Area Purpose: To promote economic growth through the encouragement of commercial, industrial, and residential development

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MARION CITY/LINN MAR SCH/ECHO HILL TIF INCREMENT	570894	570895	2,615,203
MARION CITY/LINN MAR SCH/CITY EXEMPT NC15-01/ECHO HILL TIF INCREMENT	570896	570897	0
MARION CITY AG/LINN MAR SCH/ECHO HILL TIF INCREMENT	570898	570899	1,136

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	301,500	142,805,400	0	0	0	-140,000	142,888,900	0	142,888,900
Taxable	216,588	66,180,013	0	0	0	-140,000	66,178,601	0	66,178,601
Homestead Credits									305

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:** **3,406** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	84,729
TIF Sp. Revenue Fund Interest:	459
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>85,188</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	84,737
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>84,737</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:** **3,857** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

## Projects For MARION ECHO HILL ROAD URA

### Echo Hill Road and Alburnett Road Intersection Improvements Project

Description:	construction of street improvements at the intersection of Echo Hill and Alburnett Road, including the construction of a roundabout, and the incidental utility, landscaping, site clearance and cleanup work related thereto
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Regional Storm Water Detention Basin Project

Description:	construction of a regional storm water detention basin on the north side of Dawn Drive, west of Alburnett Road.
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

### Oak Ridge School Traffic Study Project

Description:	The Oak Ridge School Traffic Study Project will consist of undertaking a traffic study at the Oak Ridge School approach to Alburnett Road to see if the construction of a turn lane is warranted.
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

### Urban Renewal Administration and Professional Support Program

Description:	administrative and professional support to its urban renewal projects and initiatives in the City' s 2022 through 2026 fiscal years
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

### Low to Moderate Income Projects

Description:	LMI Projects 37.23% of all projects per URA Plan language
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For MARION ECHO HILL ROAD URA

### 2021 General Obligation Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	589,320
Interest:	79,066
Total:	668,386
Annual Appropriation?:	No
Date Incurred:	03/18/2021
FY of Last Payment:	2040

### Internal Advance - General Fund - Urban Renewal Administration and Professional Support Program

Debt/Obligation Type:	Internal Loans
Principal:	459
Interest:	0
Total:	459
Annual Appropriation?:	Yes
Date Incurred:	10/19/2023
FY of Last Payment:	2025

### 2025 Internal Advance - General Fund - Urban Renewal Administration and Professional Support Program

Debt/Obligation Type:	Internal Loans
Principal:	4,635
Interest:	0
Total:	4,635
Annual Appropriation?:	Yes
Date Incurred:	10/03/2024
FY of Last Payment:	2026

### Low to Moderate Income Proj

Debt/Obligation Type:	Outstanding LMI Housing Obligations
Principal:	279,468
Interest:	0
Total:	279,468
Annual Appropriation?:	Yes
Date Incurred:	10/17/2024
FY of Last Payment:	2033

### Internal Advance - General Fund - Urban Renewal Administration and Professional Support Program

Debt/Obligation Type:	Internal Loans
Principal:	183
Interest:	0
Total:	183
Annual Appropriation?:	Yes
Date Incurred:	11/18/2021
FY of Last Payment:	2025

## Non-Rebates For MARION ECHO HILL ROAD URA

TIF Expenditure Amount:	459
Tied To Debt:	Internal Advance - General Fund - Urban Renewal Administration and Professional Support Program
Tied To Project:	Urban Renewal Administration and Professional Support Program
TIF Expenditure Amount:	84,095
Tied To Debt:	2021 General Obligation Bond
Tied To Project:	Echo Hill Road and Alburnett Road Intersection Improvements Project
TIF Expenditure Amount:	183
Tied To Debt:	Internal Advance - General Fund - Urban Renewal Administration and Professional Support Program
Tied To Project:	Urban Renewal Administration and Professional Support Program

## Income Housing For MARION ECHO HILL ROAD URA

Amount of FY 2025 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

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**TIF Taxing District Data Collection**

Local Government Name: MARION (57G547)  
 Urban Renewal Area: MARION ECHO HILL ROAD URA (57959)  
 TIF Taxing District Name: MARION CITY/LINN MAR SCH/ECHO HILL TIF INCREMENT  
 TIF Taxing District Inc. Number: 570895  
 TIF Taxing District Base Year: 2020  
 FY TIF Revenue First Received: 2023  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2033

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2020

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	140,285,280	0	0	0	-135,200	140,076,955	0	140,076,955
Taxable	0	65,012,129	0	0	0	-135,200	64,803,804	0	64,803,804
Homestead Credits									305

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	77,687,355	62,524,800	2,615,203	59,909,597	1,940,720

FY 2025 TIF Revenue Received: 84,703

**TIF Taxing District Data Collection**

Local Government Name: MARION (57G547)  
 Urban Renewal Area: MARION ECHO HILL ROAD URA (57959)  
 TIF Taxing District Name: MARION CITY/LINN MAR SCH/CITY EXEMPT NC15-01/ECHO HILL TIF INCREMENT  
 TIF Taxing District Inc. Number: 570897  
 TIF Taxing District Base Year: 2020  
 FY TIF Revenue First Received: 2023  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2033

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2020

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	2,520,120	0	0	0	-4,800	2,510,445	0	2,510,445
Taxable	0	1,167,884	0	0	0	-4,800	1,158,209	0	1,158,209
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	2,808,045	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: MARION (57G547)  
 Urban Renewal Area: MARION ECHO HILL ROAD URA (57959)  
 TIF Taxing District Name: MARION CITY AG/LINN MAR SCH/ECHO HILL TIF INCREMENT  
 TIF Taxing District Inc. Number: 570899  
 TIF Taxing District Base Year: 2020  
 FY TIF Revenue First Received: 2023  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2033

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2020

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	301,500	0	0	0	0	0	301,500	0	301,500
Taxable	216,588	0	0	0	0	0	216,588	0	216,588
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	274,300	27,200	1,136	26,064	599

FY 2025 TIF Revenue Received: 26