

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

**Levy Authority Summary**

Local Government Name: MARSHALL COUNTY  
 Local Government Number: 64

**Active Urban Renewal Areas**

MARSHALL COUNTY MARSHALLTOWN GATEWAY CENTRE URBAN RENEWAL

**U.R. # of Tif Taxing  
# Districts**  
64016 1

**TIF Debt Outstanding: 1,370,053**

<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:	1,370,053		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
<b>Total Revenue:</b>	<b>1,370,053</b>		

Rebate Expenditures:	772,436		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>772,436</b>		

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:</b>	<b>597,617</b>	<b>0</b>	<b>Amount of 06-30-2025 Cash Balance Restricted for LMI</b>
---	----------------	----------	---

**Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 0**

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

**Urban Renewal Area Data Collection**

Local Government Name: MARSHALL COUNTY (64)  
 Urban Renewal Area: MARSHALL COUNTY MARSHALLTOWN GATEWAY CENTRE URBAN RENEWAL  
 UR Area Number: 64016

UR Area Creation Date: 08/2005

Econ Dev: Provide commercial space for life sciences, advanced mfg & info solutions industries. 5 lots for cml development will exist. Over the next 10 yrs it's estimated to employ 150-300 people & have an est. ppty value of \$7,000,000 when completed.

UR Area Purpose:

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
WASHINGTON TWP/MARSHALLTOWN SCH/STATE CENTER FIRE/GATEWAY INCREM	640276	640277	2,996,836

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	88,570	0	3,263,700	727,230	0	0	4,079,500	0	4,079,500
Taxable	63,626	0	2,762,374	589,021	0	0	3,415,021	0	3,415,021
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:	1,370,053
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>1,370,053</b>

Rebate Expenditures:	772,436
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>772,436</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:** 597,617      0      **Amount of 06-30-2025 Cash Balance Restricted for LMI**

## **Projects For MARSHALL COUNTY MARSHALLTOWN GATEWAY CENTRE URBAN RENEWAL**

### **Gateway Centre**

Description:	Construction of public roadway & sanitary sewer improvements
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For MARSHALL COUNTY MARSHALLTOWN GATEWAY CENTRE URBAN RENEWAL

### Marshall Co TIF Debt

Debt/Obligation Type:	Other Debt
Principal:	324,016
Interest:	0
Total:	324,016
Annual Appropriation?:	No
Date Incurred:	12/01/2006
FY of Last Payment:	2026

### RISE Grant

Debt/Obligation Type:	Rebates
Principal:	-137,037
Interest:	0
Total:	-137,037
Annual Appropriation?:	No
Date Incurred:	12/01/2006
FY of Last Payment:	2026

### Marshall Co TIF Debt

Debt/Obligation Type:	Other Debt
Principal:	446,567
Interest:	0
Total:	446,567
Annual Appropriation?:	No
Date Incurred:	11/30/2007
FY of Last Payment:	2026

### Marshall Co TIF Debt

Debt/Obligation Type:	Other Debt
Principal:	61,797
Interest:	0
Total:	61,797
Annual Appropriation?:	No
Date Incurred:	12/01/2008
FY of Last Payment:	2026

### 1st Inst - Consumers to Marshall Co

Debt/Obligation Type:	Rebates
Principal:	-466,758
Interest:	0
Total:	-466,758
Annual Appropriation?:	No
Date Incurred:	03/01/2009
FY of Last Payment:	2026

### 2nd Inst - Consumers to Marshall Co

Debt/Obligation Type:	Rebates
Principal:	-48,980
Interest:	0
Total:	-48,980
Annual Appropriation?:	No
Date Incurred:	09/01/2009

FY of Last Payment: 2026

### **Marshall Co Debt 12/1/08-11/13/09**

Debt/Obligation Type: Other Debt  
Principal: 187,672  
Interest: 0  
Total: 187,672  
Annual Appropriation?: No  
Date Incurred: 11/13/2009  
FY of Last Payment: 2026

### **Marshall Co Debt - J&K Contracting**

Debt/Obligation Type: Other Debt  
Principal: 15,904  
Interest: 0  
Total: 15,904  
Annual Appropriation?: No  
Date Incurred: 12/15/2009  
FY of Last Payment: 2026

### **Consumers Energy Debt 11/30/07**

Debt/Obligation Type: Other Debt  
Principal: 301,904  
Interest: 0  
Total: 301,904  
Annual Appropriation?: No  
Date Incurred: 11/30/2007  
FY of Last Payment: 2026

### **Consumers Energy Debt 11/30/07**

Debt/Obligation Type: Other Debt  
Principal: 83,613  
Interest: 0  
Total: 83,613  
Annual Appropriation?: No  
Date Incurred: 12/01/2008  
FY of Last Payment: 2026

### **Balance after 1st & 2nd adv to Marshall Co**

Debt/Obligation Type: Rebates  
Principal: -49,262  
Interest: 0  
Total: -49,262  
Annual Appropriation?: No  
Date Incurred: 12/01/2008  
FY of Last Payment: 2026

### **Sale of Lot 4 Gateway Sub**

Debt/Obligation Type: TIF Revenue Bonds/Notes  
Principal: -27,301  
Interest: 0  
Total: -27,301  
Annual Appropriation?: No  
Date Incurred: 10/22/2007  
FY of Last Payment: 2026

### **Sale of Lot 5 Gateway Sub**

Debt/Obligation Type: TIF Revenue Bonds/Notes

Principal:	-30,521
Interest:	0
Total:	-30,521
Annual Appropriation?:	No
Date Incurred:	08/27/2008
FY of Last Payment:	2026

### **Consumer's Loan from FSB**

Debt/Obligation Type:	Internal Loans
Principal:	565,000
Interest:	0
Total:	565,000
Annual Appropriation?:	No
Date Incurred:	05/16/2006
FY of Last Payment:	2026

### **Interest on loan**

Debt/Obligation Type:	Internal Loans
Principal:	56,333
Interest:	0
Total:	56,333
Annual Appropriation?:	No
Date Incurred:	11/10/2009
FY of Last Payment:	2026

### **Interest on loan**

Debt/Obligation Type:	Internal Loans
Principal:	52,006
Interest:	0
Total:	52,006
Annual Appropriation?:	No
Date Incurred:	12/02/2010
FY of Last Payment:	2026

### **Interest on loan + \$60 on 2010**

Debt/Obligation Type:	Internal Loans
Principal:	47,788
Interest:	0
Total:	47,788
Annual Appropriation?:	No
Date Incurred:	12/01/2011
FY of Last Payment:	2026

### **Over certified debt (Pg 3 Dev Agrmt)**

Debt/Obligation Type:	Rebates
Principal:	-331,741
Interest:	0
Total:	-331,741
Annual Appropriation?:	No
Date Incurred:	12/01/2012
FY of Last Payment:	2026

### **Interest on loan**

Debt/Obligation Type:	Internal Loans
Principal:	43,110
Interest:	0
Total:	43,110
Annual Appropriation?:	No
Date Incurred:	12/01/2012

FY of Last Payment: 2026

### **No new debt filed in 2013**

Debt/Obligation Type: Internal Loans  
Principal: 0  
Interest: 0  
Total: 0  
Annual Appropriation?: No  
Date Incurred: 11/04/2014  
FY of Last Payment: 2026

### **Interest on loan - 2013 (forgot to file)**

Debt/Obligation Type: Internal Loans  
Principal: 37,800  
Interest: 0  
Total: 37,800  
Annual Appropriation?: No  
Date Incurred: 11/04/2014  
FY of Last Payment: 2026

### **Interest on loan**

Debt/Obligation Type: Internal Loans  
Principal: 32,523  
Interest: 0  
Total: 32,523  
Annual Appropriation?: No  
Date Incurred: 11/04/2014  
FY of Last Payment: 2026

### **Interest on loan**

Debt/Obligation Type: Internal Loans  
Principal: 26,647  
Interest: 0  
Total: 26,647  
Annual Appropriation?: No  
Date Incurred: 11/24/2015  
FY of Last Payment: 2026

### **Interest on loan**

Debt/Obligation Type: Internal Loans  
Principal: 23,472  
Interest: 0  
Total: 23,472  
Annual Appropriation?: No  
Date Incurred: 09/30/2016  
FY of Last Payment: 2026

### **Legal, Engineering, Abstract expenses**

Debt/Obligation Type: Other Debt  
Principal: 10,258  
Interest: 0  
Total: 10,258  
Annual Appropriation?: No  
Date Incurred: 09/30/2018  
FY of Last Payment: 2026

### **Sale of Lot 2 Gateway Sub**

Debt/Obligation Type: TIF Revenue Bonds/Notes

Principal:	-44,003
Interest:	0
Total:	-44,003
Annual Appropriation?:	No
Date Incurred:	09/30/2016
FY of Last Payment:	2026

### **Interest on loan**

Debt/Obligation Type:	Internal Loans
Principal:	23,472
Interest:	0
Total:	23,472
Annual Appropriation?:	No
Date Incurred:	10/02/2017
FY of Last Payment:	2026

### **Interest on loan**

Debt/Obligation Type:	Internal Loans
Principal:	23,471
Interest:	0
Total:	23,471
Annual Appropriation?:	No
Date Incurred:	11/19/2018
FY of Last Payment:	2026

### **Interest on loan**

Debt/Obligation Type:	Internal Loans
Principal:	23,472
Interest:	0
Total:	23,472
Annual Appropriation?:	No
Date Incurred:	10/29/2019
FY of Last Payment:	2026

### **Interest on loan**

Debt/Obligation Type:	Internal Loans
Principal:	23,472
Interest:	0
Total:	23,472
Annual Appropriation?:	No
Date Incurred:	11/01/2020
FY of Last Payment:	2026

### **Gateway Sign**

Debt/Obligation Type:	Other Debt
Principal:	1,471
Interest:	0
Total:	1,471
Annual Appropriation?:	No
Date Incurred:	11/01/2020
FY of Last Payment:	2026

### **Interest on loan**

Debt/Obligation Type:	Internal Loans
Principal:	23,472
Interest:	0
Total:	23,472
Annual Appropriation?:	No
Date Incurred:	11/10/2021

FY of Last Payment: 2026

**Interest on loan**

Debt/Obligation Type: Internal Loans  
Principal: 23,472  
Interest: 0  
Total: 23,472  
Annual Appropriation?: No  
Date Incurred: 11/28/2022  
FY of Last Payment: 2026

**Interest on loan**

Debt/Obligation Type: Internal Loans  
Principal: 23,472  
Interest: 0  
Total: 23,472  
Annual Appropriation?: No  
Date Incurred: 11/22/2023  
FY of Last Payment: 2026

**Interest on loan**

Debt/Obligation Type: Internal Loans  
Principal: 23,472  
Interest: 0  
Total: 23,472  
Annual Appropriation?: No  
Date Incurred: 12/10/2024  
FY of Last Payment: 2026

## Rebates For MARSHALL COUNTY MARSHALLTOWN GATEWAY CENTRE URBAN RENEWAL

### TIF Pymt - Gateway 07-08

TIF Expenditure Amount:	31,692
Rebate Paid To:	Consumers Development
Tied To Debt:	Marshall Co TIF Debt
Tied To Project:	Gateway Centre
Projected Final FY of Rebate:	2026

### TIF Pymt - Gateway 08-09

TIF Expenditure Amount:	31,407
Rebate Paid To:	Consumers Development
Tied To Debt:	Marshall Co TIF Debt
Tied To Project:	Gateway Centre
Projected Final FY of Rebate:	2026

### TIF Pymt - Gateway 09-10

TIF Expenditure Amount:	32,286
Rebate Paid To:	Consumers Development
Tied To Debt:	Marshall Co TIF Debt
Tied To Project:	Gateway Centre
Projected Final FY of Rebate:	2026

### TIF Pymt - Gateway 10-11

TIF Expenditure Amount:	43,999
Rebate Paid To:	Consumers Development
Tied To Debt:	Marshall Co TIF Debt
Tied To Project:	Gateway Centre
Projected Final FY of Rebate:	2026

### TIF Pymt - Gateway 11-12

TIF Expenditure Amount:	42,263
Rebate Paid To:	Consumers Development
Tied To Debt:	Marshall Co TIF Debt
Tied To Project:	Gateway Centre
Projected Final FY of Rebate:	2026

### TIF Pymt - Gateway 12-13

TIF Expenditure Amount:	40,770
Rebate Paid To:	Consumers Development
Tied To Debt:	Marshall Co TIF Debt
Tied To Project:	Gateway Centre
Projected Final FY of Rebate:	2026

### TIF Pymt - Gateway 13-14

TIF Expenditure Amount:	37,948
Rebate Paid To:	Consumers Development
Tied To Debt:	Marshall Co TIF Debt
Tied To Project:	Gateway Centre
Projected Final FY of Rebate:	2026

### TIF Pymt - Gateway 14-15

TIF Expenditure Amount:	36,060
Rebate Paid To:	Consumers Development
Tied To Debt:	Marshall Co TIF Debt
Tied To Project:	Gateway Centre
Projected Final FY of Rebate:	2026

### **TIF Pymt - Gateway 15-16**

TIF Expenditure Amount:	36,612
Rebate Paid To:	Consumers Development
Tied To Debt:	Marshall Co TIF Debt
Tied To Project:	Gateway Centre
Projected Final FY of Rebate:	2026

### **TIF Pymt - Gateway 16-17**

TIF Expenditure Amount:	35,451
Rebate Paid To:	Consumers Development
Tied To Debt:	Marshall Co TIF Debt
Tied To Project:	Gateway Centre
Projected Final FY of Rebate:	2026

### **TIF Pymt - Gateway 17-18**

TIF Expenditure Amount:	35,089
Rebate Paid To:	Consumers Development
Tied To Debt:	Marshall Co TIF Debt
Tied To Project:	Gateway Centre
Projected Final FY of Rebate:	2026

### **TIF Pymt - Gateway 18-19**

TIF Expenditure Amount:	45,638
Rebate Paid To:	Consumers Development
Tied To Debt:	Marshall Co TIF Debt
Tied To Project:	Gateway Centre
Projected Final FY of Rebate:	2026

### **TIF Pymt - Gateway 19-20**

TIF Expenditure Amount:	46,144
Rebate Paid To:	Consumers Development
Tied To Debt:	Marshall Co TIF Debt
Tied To Project:	Gateway Centre
Projected Final FY of Rebate:	2026

### **TIF Pymt - Gateway 20-21**

TIF Expenditure Amount:	47,785
Rebate Paid To:	Consumers Development
Tied To Debt:	Marshall Co TIF Debt
Tied To Project:	Gateway Centre
Projected Final FY of Rebate:	2026

### **TIF Pymt - Gateway 21-22**

TIF Expenditure Amount:	54,638
Rebate Paid To:	Consumers Development
Tied To Debt:	Marshall Co TIF Debt
Tied To Project:	Gateway Centre
Projected Final FY of Rebate:	2026

### **TIF Pymt - Gateway 22-23**

TIF Expenditure Amount:	56,195
Rebate Paid To:	Consumers Development
Tied To Debt:	Marshall Co TIF Debt
Tied To Project:	Gateway Centre
Projected Final FY of Rebate:	2026

#### **TIF Pymt - Gateway 23-24**

TIF Expenditure Amount:	48,894
Rebate Paid To:	Consumers Development
Tied To Debt:	Marshall Co TIF Debt
Tied To Project:	Gateway Centre
Projected Final FY of Rebate:	2026

#### **TIF Pymt - Gateway 24-25**

TIF Expenditure Amount:	69,565
Rebate Paid To:	Consumers Development
Tied To Debt:	Marshall Co TIF Debt
Tied To Project:	Gateway Centre
Projected Final FY of Rebate:	2026

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

RISE Grant rec'd in 2007 for part of road construction costs in the amount of \$137,037.

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: MARSHALL COUNTY (64)  
 Urban Renewal Area: MARSHALL COUNTY MARSHALLTOWN GATEWAY CENTRE URBAN RENEWAL (64016)  
 TIF Taxing District Name: WASHINGTON TWP/MARSHALLTOWN SCH/STATE CENTER FIRE/GATEWAY INCREM  
 TIF Taxing District Inc. Number: 640277  
 TIF Taxing District Base Year: 2004  
 FY TIF Revenue First Received: 2005  
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	88,570	0	3,263,700	727,230	0	0	4,079,500	0	4,079,500
Taxable	63,626	0	2,762,374	589,021	0	0	3,415,021	0	3,415,021
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,082,664	2,996,836	2,996,836	0	0

FY 2025 TIF Revenue Received: 1,370,053