

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

**Levy Authority Summary**

Local Government Name: MUSCATINE COUNTY  
 Local Government Number: 70

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

**TIF Debt Outstanding: 2,036,696**

**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:	74,843
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	82
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>74,925</b>

Rebate Expenditures:	74,925
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>74,925</b>

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

**Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 1,961,771**

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**Urban Renewal Area Data Collection**

Local Government Name: MUSCATINE COUNTY (70)  
 Urban Renewal Area: MUSCATINE COUNTY SSAB URBAN RENEWAL  
 UR Area Number: 70015  
 UR Area Creation Date: 11/2010  
 UR Area Purpose: See Attached Plan

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MONTPLR TWP/MUSC SCH/MONTPLR FIRE/SSAB UR TIF INCREM	700177	700178	2,598,083

**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	2,889,690	0	0	2,889,690	0	2,889,690
Taxable	0	0	0	2,598,083	0	0	2,598,083	0	2,598,083
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:	56,080
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	82
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>56,162</b>

Rebate Expenditures:	56,162
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>56,162</b>

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

## Projects For MUSCATINE COUNTY SSAB URBAN RENEWAL

### SSAB Corp Development Agreement

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

## Debts/Obligations For MUSCATINE COUNTY SSAB URBAN RENEWAL

### SSAB Inc. Rebate

Debt/Obligation Type:	Rebates
Principal:	2,018,462
Interest:	0
Total:	2,018,462
Annual Appropriation?:	No
Date Incurred:	11/26/2010
FY of Last Payment:	2027

## Rebates For MUSCATINE COUNTY SSAB URBAN RENEWAL

### SSAB Iowa Inc.

TIF Expenditure Amount:	56,162
Rebate Paid To:	SSAB Iowa Inc.
Tied To Debt:	SSAB Inc. Rebate
Tied To Project:	SSAB Corp Development Agreement
Projected Final FY of Rebate:	2027

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**TIF Taxing District Data Collection**

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

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2010

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	2,889,690	0	0	2,889,690	0	2,889,690
Taxable	0	0	0	2,598,083	0	0	2,598,083	0	2,598,083
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	4,450	2,598,083	2,598,083	0	0

FY 2025 TIF Revenue Received: 56,080

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**Urban Renewal Area Data Collection**

Local Government Name: MUSCATINE COUNTY (70)  
 Urban Renewal Area: MUSCATINE COUNTY VAN METER URBAN RENEWAL  
 UR Area Number: 70017  
 UR Area Creation Date: 07/2013  
 UR Area Purpose: See Attached Plan

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
BLOOMINGTON TWP/MUSC SCH/FRUITLAND FIRE / VAN METER UR INCREM	700187	700188	871,058

**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	1,555,510	0	0	0	1,555,510	0	1,555,510
Taxable	0	0	1,336,208	0	0	0	1,336,208	0	1,336,208
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:	18,763
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>18,763</b>

Rebate Expenditures:	18,763
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>18,763</b>

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

## Projects For MUSCATINE COUNTY VAN METER URBAN RENEWAL

### Van Meter Corp Development Agreement

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

## Debts/Obligations For MUSCATINE COUNTY VAN METER URBAN RENEWAL

### Van Meter Rebate

Debt/Obligation Type:	Rebates
Principal:	18,234
Interest:	0
Total:	18,234
Annual Appropriation?:	No
Date Incurred:	07/29/2013
FY of Last Payment:	2025

## Rebates For MUSCATINE COUNTY VAN METER URBAN RENEWAL

### Van Meter Inc.

TIF Expenditure Amount:	18,763
Rebate Paid To:	Van Meter Inc.
Tied To Debt:	Van Meter Rebate
Tied To Project:	Van Meter Corp Development Agreement
Projected Final FY of Rebate:	2025

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THERE WAS AN ERROR IN CALCULATION AND THIS URBAN RENEWAL WAS NOT OVERPAID. FINAL PAYMENT IS \$18,763.52 FOR FY 2025

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

0

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**TIF Taxing District Data Collection**

Local Government Name: MUSCATINE COUNTY (70)  
 Urban Renewal Area: MUSCATINE COUNTY VAN METER URBAN RENEWAL (70017)  
 TIF Taxing District Name: BLOOMINGTON TWP/MUSC SCH/FRUITLAND FIRE / VAN METER UR INCREM  
 TIF Taxing District Inc. Number: 700188

	UR Designation
TIF Taxing District Base Year: 2013	Slum No
FY TIF Revenue First Received: 2016	Blighted No
Subject to a Statutory end date? 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	0	0	1,555,510	0	0	0	1,555,510	0	1,555,510
Taxable	0	0	1,336,208	0	0	0	1,336,208	0	1,336,208
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	182,050	1,336,208	871,058	465,150	10,020

FY 2025 TIF Revenue Received: 18,763