

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: MUSCATINE
 Local Government Number: 70G653

| Active Urban Renewal Areas | U.R. # | # of Tif Taxing Districts |
|--|--------|---------------------------|
| MUSCATINE CITY DOWNTOWN URBAN RENEWAL | 70001 | 1 |
| MUSCATINE CITY SECO URBAN RENEWAL | 70002 | 1 |
| MUSCATINE CARVER CORNER URBAN RENEWAL | 70003 | 1 |
| MUSCATINE CITY NORTHEAST URBAN RENEWAL | 70005 | 3 |
| MUSCATINE CITY SOUTHEND URBAN RENEWAL | 70006 | 11 |
| MUSCATINE MALL URBAN RENEWAL | 70012 | 1 |
| MUSCATINE CITY NORTHEAST CEDAR DEVELOPMENT URBAN RENEWAL | 70013 | 0 |
| MUSCATINE CITY HEINZ INDUSTRIAL URBAN RENEWAL | 70014 | 1 |
| MUSCATINE CITY FRIDLEY THEATRES URBAN RENEWAL | 70016 | 1 |
| MUSCATINE CITY RIVERVIEW REINVESTMENT DISTRICT URBAN RENEWAL | 70018 | 1 |
| MUSCATINE CITY NORTH UNIVERSITY URBAN RENEWAL | 70019 | 1 |
| MUSCATINE CITY WHITE DIST URBAN RENEWAL | 70020 | 1 |
| MUSCATINE CITY OAK PARK URBAN RENEWAL AREA | 70021 | 1 |
| MUSCATINE CITY ARBOR COMMONS URBAN RENEWAL | 70022 | 1 |
| MUSCATINE CITY HERSHEY BUILDING URBAN RENEWAL | 70023 | 1 |
| MUSCATINE CITY COLORADO SR LOFTS URBAN RENEWAL | 70024 | 1 |
| MUSCATINE CITY STEAMBOAT APTS URBAN RENEWAL AREA | 70025 | 1 |
| MUSCATINE LOVES DEVELOPMENT URBAN RENEWAL | 70026 | 1 |

TIF Debt Outstanding: 19,576,366

| | | | |
|---|----------------|----------|---|
| TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: | 657,674 | 0 | Amount of 07-01-2024 Cash Balance Restricted for LMI |
|---|----------------|----------|---|

| | |
|---------------------------------|------------------|
| TIF Revenue: | 2,629,297 |
| TIF Sp. Revenue Fund Interest: | 52,798 |
| Property Tax Replacement Claims | 0 |
| Asset Sales & Loan Repayments: | 0 |
| Total Revenue: | 2,682,095 |

| | |
|-------------------------------|------------------|
| Rebate Expenditures: | 1,452,985 |
| Non-Rebate Expenditures: | 1,110,328 |
| Returned to County Treasurer: | 0 |
| Total Expenditures: | 2,563,313 |

| | | | |
|---|----------------|---------------|---|
| TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: | 776,456 | 22,653 | Amount of 06-30-2025 Cash Balance Restricted for LMI |
|---|----------------|---------------|---|

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 16,236,597

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

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

UR Area Creation Date: 07/1994

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

Tax Districts within this Urban Renewal Area

| | Base No. | Increment No. | Increment Value Used |
|--|----------|---------------|----------------------|
| MUSCATINE CITY/MUSCATINE SCH/MUSCATINE FD/REV DOWNTOWN UR TIF INCREM | 700085 | 700108 | 4,879,097 |

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 | 5,331,740 | 6,581,050 | 0 | 0 | 11,912,790 | 0 | 11,912,790 |
| Taxable | 0 | 0 | 4,734,104 | 5,851,174 | 0 | 0 | 10,585,278 | 0 | 10,585,278 |
| Homestead Credits | | | | | | | | | 0 |

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **9,322** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

| | |
|---------------------------------|----------------|
| TIF Revenue: | 263,409 |
| TIF Sp. Revenue Fund Interest: | 1,840 |
| Property Tax Replacement Claims | 0 |
| Asset Sales & Loan Repayments: | 0 |
| Total Revenue: | 265,249 |

| | |
|-------------------------------|----------------|
| Rebate Expenditures: | 0 |
| Non-Rebate Expenditures: | 256,200 |
| Returned to County Treasurer: | 0 |
| Total Expenditures: | 256,200 |

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **18,371** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For MUSCATINE CITY DOWNTOWN URBAN RENEWAL

Administrative Expenses

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

Chamber Economic Development Grant

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

Debts/Obligations For MUSCATINE CITY DOWNTOWN URBAN RENEWAL

Administrative Expenses

| | |
|------------------------|----------------|
| Debt/Obligation Type: | Internal Loans |
| Principal: | 213,200 |
| Interest: | 0 |
| Total: | 213,200 |
| Annual Appropriation?: | No |
| Date Incurred: | 11/16/2023 |
| FY of Last Payment: | 2025 |

Chamber Economic Development Grant

| | |
|------------------------|----------------|
| Debt/Obligation Type: | Internal Loans |
| Principal: | 43,000 |
| Interest: | 0 |
| Total: | 43,000 |
| Annual Appropriation?: | No |
| Date Incurred: | 11/16/2023 |
| FY of Last Payment: | 2025 |

Administrative Expenses

| | |
|------------------------|----------------|
| Debt/Obligation Type: | Internal Loans |
| Principal: | 219,000 |
| Interest: | 0 |
| Total: | 219,000 |
| Annual Appropriation?: | No |
| Date Incurred: | 11/07/2024 |
| FY of Last Payment: | 2026 |

Chamber Economic Development Grant

| | |
|------------------------|----------------|
| Debt/Obligation Type: | Internal Loans |
| Principal: | 43,000 |
| Interest: | 0 |
| Total: | 43,000 |
| Annual Appropriation?: | No |
| Date Incurred: | 11/07/2024 |
| FY of Last Payment: | 2026 |

Non-Rebates For MUSCATINE CITY DOWNTOWN URBAN RENEWAL

| | |
|-------------------------|------------------------------------|
| TIF Expenditure Amount: | 213,200 |
| Tied To Debt: | Administrative Expenses |
| Tied To Project: | Administrative Expenses |
| TIF Expenditure Amount: | 43,000 |
| Tied To Debt: | Chamber Economic Development Grant |
| Tied To Project: | Chamber Economic Development Grant |

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

256 Characters Left

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: | MUSCATINE (70G653) |
| Urban Renewal Area: | MUSCATINE CITY DOWNTOWN URBAN RENEWAL (70001) |
| TIF Taxing District Name: | MUSCATINE CITY/MUSCATINE SCH/MUSCATINE FD/REV DOWNTOWN UR TIF INCREM |
| TIF Taxing District Inc. Number: | 700108 |
| TIF Taxing District Base Year: | 1993 |
| FY TIF Revenue First Received: | 1996 |
| Subject to a Statutory end date? | No |

| UR Designation | |
|----------------------|---------|
| Slum | No |
| Blighted | No |
| Economic Development | 07/1994 |

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

| | Agricultural | Residential | Commercial | Industrial | Other | Military | Total | Gas/Electric Utility | Total |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed | 0 | 0 | 5,331,740 | 6,581,050 | 0 | 0 | 11,912,790 | 0 | 11,912,790 |
| Taxable | 0 | 0 | 4,734,104 | 5,851,174 | 0 | 0 | 10,585,278 | 0 | 10,585,278 |
| Homestead Credits | | | | | | | | | 0 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 1,472,270 | 10,440,520 | 4,879,097 | 5,561,423 | 177,687 |

FY 2025 TIF Revenue Received: 263,409

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

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

UR Area Creation Date: 12/1971

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

| Tax Districts within this Urban Renewal Area | Base No. | Increment No. | Increment Value Used |
|--|----------|---------------|----------------------|
| MUSCATINE CITY/MUSCATINE SCH/MUSCATINE FIRE/SECO UR TIF INCREM | 700059 | 700097 | 3,365,355 |

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 | 5,312,170 | 0 | 0 | 0 | 5,312,170 | 0 | 5,312,170 |
| Taxable | 0 | 0 | 4,732,189 | 0 | 0 | 0 | 4,732,189 | 0 | 4,732,189 |
| 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 | | |
| Total Revenue: | 0 | | |
| Rebate Expenditures: | 0 | | |
| Non-Rebate Expenditures: | 0 | | |
| Returned to County Treasurer: | 0 | | |
| Total Expenditures: | 0 | | |

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

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

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

256 Characters Left

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

0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

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

| UR Designation | |
|----------------------|---------|
| Slum | No |
| Blighted | 12/1971 |
| Economic Development | No |

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

| | Agricultural | Residential | Commercial | Industrial | Other | Military | Total | Gas/Electric Utility | Total |
|-------------------|--------------|-------------|------------|------------|-------|----------|-----------|----------------------|-----------|
| Assessed | 0 | 0 | 5,312,170 | 0 | 0 | 0 | 5,312,170 | 0 | 5,312,170 |
| Taxable | 0 | 0 | 4,732,189 | 0 | 0 | 0 | 4,732,189 | 0 | 4,732,189 |
| Homestead Credits | | | | | | | | | 0 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 270,710 | 4,732,189 | 3,365,355 | 1,366,834 | 43,670 |

FY 2025 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CARVER CORNER URBAN RENEWAL (70003)
 TIF Taxing District Name: MUSCATINE CITY/MUSCATINE SCH/CARVER CORNER TIF INCREMENT
 TIF Taxing District Inc. Number: 700248

| | | |
|----------------------------------|----|-------------------------|
| TIF Taxing District Base Year: | 0 | UR Designation |
| FY TIF Revenue First Received: | | Slum No |
| Subject to a Statutory end date? | 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 | 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 | 498,550 | 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: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY NORTHEAST URBAN RENEWAL
 UR Area Number: 70005

UR Area Creation Date: 10/1996

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

| Tax Districts within this Urban Renewal Area | Base No. | Increment No. | Increment Value Used |
|--|----------|---------------|----------------------|
| MUSCATINE CITY/MUSC SCH/MUSC FIRE/NORTHEAST 10 UR TIF INCREM | 700183 | 700184 | 0 |
| MUSCATINE CITY/MUSC SCH/MUSC FIRE/NORTHEAST 12 UR TIF INCREM | 700193 | 700194 | 0 |
| MUSCATINE CITY/MUSC SCH/MUSC FIRE/NE UR HARRISON INCREM | 700212 | 700213 | 1,222,823 |

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 | 1,795,370 | 0 | 0 | 0 | 1,795,370 | 0 | 1,795,370 |
| Taxable | 0 | 0 | 1,550,347 | 0 | 0 | 0 | 1,550,347 | 0 | 1,550,347 |
| Homestead Credits | | | | | | | | | 0 |

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **23,663** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

| | |
|---------------------------------|---------------|
| TIF Revenue: | 39,069 |
| TIF Sp. Revenue Fund Interest: | 1,386 |
| Property Tax Replacement Claims | 0 |
| Asset Sales & Loan Repayments: | 0 |
| Total Revenue: | 40,455 |

| | |
|-------------------------------|---------------|
| Rebate Expenditures: | 34,676 |
| Non-Rebate Expenditures: | 0 |
| Returned to County Treasurer: | 0 |
| Total Expenditures: | 34,676 |

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **29,442** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For MUSCATINE CITY NORTHEAST URBAN RENEWAL

Harrison Lofts Dev Agreement

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

Debts/Obligations For MUSCATINE CITY NORTHEAST URBAN RENEWAL

Harrison Lofts Rebate

| | |
|------------------------|------------|
| Debt/Obligation Type: | Rebates |
| Principal: | 512,049 |
| Interest: | 0 |
| Total: | 512,049 |
| Annual Appropriation?: | Yes |
| Date Incurred: | 10/20/2016 |
| FY of Last Payment: | 2034 |

Rebates For MUSCATINE CITY NORTHEAST URBAN RENEWAL

1716 Bandag Drive

| | |
|-------------------------------|------------------------------|
| TIF Expenditure Amount: | 34,676 |
| Rebate Paid To: | Harrison Lofts, LLC |
| Tied To Debt: | Harrison Lofts Rebate |
| Tied To Project: | Harrison Lofts Dev Agreement |
| Projected Final FY of Rebate: | 2034 |

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY NORTHEAST URBAN RENEWAL (70005)
 TIF Taxing District Name: MUSCATINE CITY/MUSC SCH/MUSC FIRE/NORTHEAST 10 UR TIF INCREM
 TIF Taxing District Inc. Number: 700184
 TIF Taxing District Base Year: 2011
 FY TIF Revenue First Received: 2014
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2033

| UR Designation | |
|----------------------|---------|
| Slum | No |
| Blighted | No |
| Economic Development | 12/2010 |

TIF Taxing District Value by Class - 1/1/2023 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 | 1,218,850 | 0 | 0 | 0 | 0 |

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY NORTHEAST URBAN RENEWAL (70005)
 TIF Taxing District Name: MUSCATINE CITY/MUSC SCH/MUSC FIRE/NORTHEAST 12 UR TIF INCREM
 TIF Taxing District Inc. Number: 700194
 TIF Taxing District Base Year: 2012
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

| UR Designation | |
|----------------------|----|
| Slum | No |
| Blighted | No |
| Economic Development | No |

TIF Taxing District Value by Class - 1/1/2023 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 | 9,433,280 | 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: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY NORTHEAST URBAN RENEWAL (70005)
 TIF Taxing District Name: MUSCATINE CITY/MUSC SCH/MUSC FIRE/NE UR HARRISON INCREM
 TIF Taxing District Inc. Number: 700213
 TIF Taxing District Base Year: 2015
 FY TIF Revenue First Received: 2020
 Subject to a Statutory end date? No

| UR Designation | |
|----------------------|----|
| Slum | No |
| Blighted | No |
| Economic Development | No |

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

| | Agricultural | Residential | Commercial | Industrial | Other | Military | Total | Gas/Electric Utility | Total |
|-------------------|--------------|-------------|------------|------------|-------|----------|-----------|----------------------|-----------|
| Assessed | 0 | 0 | 1,795,370 | 0 | 0 | 0 | 1,795,370 | 0 | 1,795,370 |
| Taxable | 0 | 0 | 1,550,347 | 0 | 0 | 0 | 1,550,347 | 0 | 1,550,347 |
| Homestead Credits | | | | | | | | | 0 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 114,740 | 1,550,347 | 1,222,823 | 327,524 | 10,464 |

FY 2025 TIF Revenue Received: 39,069

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

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

UR Area Creation Date: 07/1994

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

| Tax Districts within this Urban Renewal Area | Base No. | Increment No. | Increment Value Used |
|---|----------|---------------|----------------------|
| MUSCATINE CITY/MUSCATINE SCH/MUSC FIRE/REV SOUTH END UR TIF INCREM | 700078 | 700094 | 12,666,702 |
| MUSCATINE CITY AG/MUSCATINE SCH/MUSCATINE FD/REV SOUTH END TIF INCREM | 700079 | 700109 | 132,134 |
| MUSCATINE CITY/LOUISA-MUSCATINE SCH/MUSC FIRE/REV SE UR 03 TIF INCREM | 700134 | 700135 | 7,530,442 |
| MUSCATINE CITY AG/LOUISA-MUSCATINE SCH/MUSCATINE FIRE/SE UR 03 TIF INCREM | 700136 | 700137 | 99,693 |
| MUSCATINE CITY AG/MUSCATINE SCH/MUSCATINE FIRE/REV SE 03 UR TIF INCREM | 700138 | 700139 | 308,821 |
| MUSCATINE CITY/MUSCATINE SCH/MUSC FIRE/REV SE UR 03 TIF INCREM | 700140 | 700141 | 4,040,205 |
| MUSCATINE CITY/MUSC SCH/MUSC FIRE/REV SE W-VIEW UR TIF INCREM | 700191 | 700192 | 9,746,966 |
| MUSCATINE CITY/MUSC SCH/MUSC FIRE/REV SE WAL-VIEW II INCREM | 700214 | 700215 | 5,438,639 |
| MUSCATINE CITY/MUSC SCH/MUSC FIRE/REV SE UNION TANK INCREM | 700216 | 700217 | 0 |
| MUSCATINE CITY/MUSC SCH/MUSC FIRE/GRANDVIEW SR LOFTS UR INCREM | 700243 | 700244 | 545,326 |
| MUSCATINE CITY/MUSC SCH/MUSC FIRE/MUSCO SPORTS LIGHTING UR INCREM | 700245 | 700246 | 1,954,760 |

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

| | Agricultural | Residential | Commercial | Industrial | Other | Military | Total | Gas/Electric Utility | Total |
|-------------------|--------------|-------------|------------|------------|-------|----------|-------------|----------------------|-------------|
| Assessed | 1,993,680 | 52,653,411 | 66,312,575 | 36,516,288 | 0 | -136,000 | 157,167,704 | 0 | 157,167,704 |
| Taxable | 1,432,200 | 24,401,062 | 54,802,703 | 31,312,837 | 0 | -136,000 | 111,640,552 | 0 | 111,640,552 |
| Homestead Credits | | | | | | | | | 204 |

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **425,336** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

| | |
|---------------------------------|------------------|
| TIF Revenue: | 1,455,701 |
| TIF Sp. Revenue Fund Interest: | 36,181 |
| Property Tax Replacement Claims | 0 |
| Asset Sales & Loan Repayments: | 0 |
| Total Revenue: | 1,491,882 |

| | |
|-------------------------------|------------------|
| Rebate Expenditures: | 636,766 |
| Non-Rebate Expenditures: | 854,128 |
| Returned to County Treasurer: | 0 |
| Total Expenditures: | 1,490,894 |

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **426,324** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For MUSCATINE CITY SOUTHEND URBAN RENEWAL

Wal-View Developments Dev. Agreement

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

Administrative Expenses

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

Chamber Economic Development Grant

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

Small Business Forgivable Loan Program

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

Wal-View Developments Development Agreement Project #2

| | |
|----------------------|---|
| Description: | Payments to Wal-View Developments Proj #2 |
| Classification: | Commercial - warehouses and distribution facilities |
| Physically Complete: | Yes |
| Payments Complete: | Yes |

2nd Street Streetscaping

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

Musco Sports Lighting Project #2

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

Riverfront Masterplan Project

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

Grandview Senior Lofts

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

Facade Improvements - Small Business Forgivable Loan

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

Love's Travel Stop

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

City Wayfinding Program

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

Musco Sports Lighting Expansion Project

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

Kent Pet Group, Inc

| | |
|----------------------|-----------------------------------|
| Description: | Payments to Kent Pet Group, Inc |
| Classification: | Industrial/manufacturing property |
| Physically Complete: | No |
| Payments Complete: | No |

Debts/Obligations For MUSCATINE CITY SOUTHEND URBAN RENEWAL

Wal-View Developments Rebate

| | |
|------------------------|------------|
| Debt/Obligation Type: | Rebates |
| Principal: | 597,334 |
| Interest: | 0 |
| Total: | 597,334 |
| Annual Appropriation?: | Yes |
| Date Incurred: | 06/30/2013 |
| FY of Last Payment: | 2025 |

Wal-View Developments #2 Rebate

| | |
|------------------------|------------|
| Debt/Obligation Type: | Rebates |
| Principal: | 464,010 |
| Interest: | 0 |
| Total: | 464,010 |
| Annual Appropriation?: | Yes |
| Date Incurred: | 12/18/2014 |
| FY of Last Payment: | 2027 |

TIF Funded Portion of May 7, 2020 Bond Issue

| | |
|------------------------|-----------------------------|
| Debt/Obligation Type: | Gen. Obligation Bonds/Notes |
| Principal: | 1,985,000 |
| Interest: | 141,400 |
| Total: | 2,126,400 |
| Annual Appropriation?: | No |
| Date Incurred: | 05/07/2020 |
| FY of Last Payment: | 2030 |

Musco Sports Lighting Project #2

| | |
|------------------------|------------|
| Debt/Obligation Type: | Rebates |
| Principal: | 407,585 |
| Interest: | 0 |
| Total: | 407,585 |
| Annual Appropriation?: | Yes |
| Date Incurred: | 11/21/2019 |
| FY of Last Payment: | 2032 |

Grandview Senior Lofts

| | |
|------------------------|------------|
| Debt/Obligation Type: | Rebates |
| Principal: | 443,322 |
| Interest: | 0 |
| Total: | 443,322 |
| Annual Appropriation?: | Yes |
| Date Incurred: | 02/04/2021 |
| FY of Last Payment: | 2034 |

Love's Travel Stop

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

Small Business Forgivable Loan Program

| | |
|------------------------|----------------|
| Debt/Obligation Type: | Internal Loans |
| Principal: | 150,000 |
| Interest: | 0 |
| Total: | 150,000 |
| Annual Appropriation?: | No |
| Date Incurred: | 11/07/2024 |
| FY of Last Payment: | 2025 |

Forgivable Loan Downtown Facade Program

| | |
|------------------------|----------------|
| Debt/Obligation Type: | Internal Loans |
| Principal: | 100,000 |
| Interest: | 0 |
| Total: | 100,000 |
| Annual Appropriation?: | No |
| Date Incurred: | 11/07/2024 |
| FY of Last Payment: | 2025 |

City's Wayfinding Program

| | |
|------------------------|----------------|
| Debt/Obligation Type: | Internal Loans |
| Principal: | 73,535 |
| Interest: | 0 |
| Total: | 73,535 |
| Annual Appropriation?: | No |
| Date Incurred: | 11/17/2022 |
| FY of Last Payment: | 2025 |

Small Business Forgivable Loan Program

| | |
|------------------------|----------------|
| Debt/Obligation Type: | Internal Loans |
| Principal: | 150,000 |
| Interest: | 0 |
| Total: | 150,000 |
| Annual Appropriation?: | No |
| Date Incurred: | 11/07/2024 |
| FY of Last Payment: | 2026 |

Forgivable Loan Downtown Facade Program

| | |
|------------------------|----------------|
| Debt/Obligation Type: | Internal Loans |
| Principal: | 100,000 |
| Interest: | 0 |
| Total: | 100,000 |
| Annual Appropriation?: | No |
| Date Incurred: | 11/07/2024 |
| FY of Last Payment: | 2026 |

City's Wayfinding Program Phase 2&3

| | |
|------------------------|----------------|
| Debt/Obligation Type: | Internal Loans |
| Principal: | 498,000 |
| Interest: | 0 |
| Total: | 498,000 |
| Annual Appropriation?: | No |
| Date Incurred: | 11/07/2024 |
| FY of Last Payment: | 2026 |

Forgivable Loan - MDI

| | |
|-----------------------|----------------|
| Debt/Obligation Type: | Internal Loans |
| Principal: | 107,000 |
| Interest: | 0 |

| | |
|------------------------|------------|
| Total: | 107,000 |
| Annual Appropriation?: | No |
| Date Incurred: | 11/07/2024 |
| FY of Last Payment: | 2026 |

Dredge Soil Site Relocation

| | |
|------------------------|----------------|
| Debt/Obligation Type: | Internal Loans |
| Principal: | 400,000 |
| Interest: | 0 |
| Total: | 400,000 |
| Annual Appropriation?: | No |
| Date Incurred: | 11/07/2025 |
| FY of Last Payment: | 2026 |

Non-Rebates For MUSCATINE CITY SOUTHEND URBAN RENEWAL

| | |
|-------------------------|--|
| TIF Expenditure Amount: | 150,000 |
| Tied To Debt: | Small Business Forgivable Loan Program |
| Tied To Project: | Small Business Forgivable Loan Program |
| TIF Expenditure Amount: | 100,000 |
| Tied To Debt: | Forgivable Loan Downtown Facade Program |
| Tied To Project: | Facade Improvements - Small Business Forgivable Loan |
| TIF Expenditure Amount: | 354,700 |
| Tied To Debt: | TIF Funded Portion of May 7, 2020 Bond Issue |
| Tied To Project: | 2nd Street Streetscaping |
| TIF Expenditure Amount: | 249,428 |
| Tied To Debt: | City's Wayfinding Program |
| Tied To Project: | City Wayfinding Program |

Rebates For MUSCATINE CITY SOUTHEND URBAN RENEWAL

4815 55th Ave West

| | |
|-------------------------------|---|
| TIF Expenditure Amount: | 312,069 |
| Rebate Paid To: | Wal-View Developments |
| Tied To Debt: | Wal-View Developments Rebate |
| Tied To Project: | Wal-View Developments Dev. Agreement |
| Projected Final FY of Rebate: | 2025 |

5101 Sevig Street

| | |
|-------------------------------|--|
| TIF Expenditure Amount: | 170,724 |
| Rebate Paid To: | Wal-View Developments |
| Tied To Debt: | Wal-View Developments #2 Rebate |
| Tied To Project: | Wal-View Developments Development Agreement Project #2 |
| Projected Final FY of Rebate: | 2027 |

21074 Stewart Road

| | |
|-------------------------------|----------------------------------|
| TIF Expenditure Amount: | 55,667 |
| Rebate Paid To: | Musco Sports Lighting, LLC |
| Tied To Debt: | Musco Sports Lighting Project #2 |
| Tied To Project: | Musco Sports Lighting Project #2 |
| Projected Final FY of Rebate: | 2032 |

1925 Grandview Ave

| | |
|-------------------------------|------------------------|
| TIF Expenditure Amount: | 31,809 |
| Rebate Paid To: | Grandview Senior Lofts |
| Tied To Debt: | Grandview Senior Lofts |
| Tied To Project: | Grandview Senior Lofts |
| Projected Final FY of Rebate: | 2033 |

2417 Grandview Ave

| | |
|-------------------------------|--------------------|
| TIF Expenditure Amount: | 66,497 |
| Rebate Paid To: | Love's Travel Stop |
| Tied To Debt: | Love's Travel Stop |
| Tied To Project: | Love's Travel Stop |
| Projected Final FY of Rebate: | 2044 |

Jobs For MUSCATINE CITY SOUTHEND URBAN RENEWAL

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

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

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

256 Characters Left

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: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY SOUTHEND URBAN RENEWAL (70006)
 TIF Taxing District Name: MUSCATINE CITY/MUSCATINE SCH/MUSC FIRE/REV SOUTH END UR TIF INCREM
 TIF Taxing District Inc. Number: 700094
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 1996
 Subject to a Statutory end date? No

| UR Designation | |
|----------------------|---------|
| Slum | No |
| Blighted | No |
| Economic Development | 07/1994 |

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

| | Agricultural | Residential | Commercial | Industrial | Other | Military | Total | Gas/Electric Utility | Total |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed | 0 | 11,418,030 | 14,948,600 | 8,582,388 | 0 | -24,000 | 34,886,018 | 0 | 34,886,018 |
| Taxable | 0 | 5,291,437 | 10,121,682 | 7,248,325 | 0 | -24,000 | 22,598,444 | 0 | 22,598,444 |
| Homestead Credits | | | | | | | | | 49 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 13,249,636 | 21,660,382 | 12,666,702 | 8,993,680 | 287,348 |

FY 2025 TIF Revenue Received: 487,283

TIF Taxing District Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY SOUTHEND URBAN RENEWAL (70006)
 TIF Taxing District Name: MUSCATINE CITY AG/MUSCATINE SCH/MUSCATINE FD/REV SOUTH END TIF INCREM
 TIF Taxing District Inc. Number: 700109
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 1996
 Subject to a Statutory end date? No

| UR Designation | |
|----------------------|---------|
| Slum | No |
| Blighted | No |
| Economic Development | 07/1994 |

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

| | Agricultural | Residential | Commercial | Industrial | Other | Military | Total | Gas/Electric Utility | Total |
|-------------------|--------------|-------------|------------|------------|-------|----------|---------|----------------------|---------|
| Assessed | 487,210 | 0 | 0 | 0 | 0 | 0 | 487,210 | 0 | 487,210 |
| Taxable | 349,995 | 0 | 0 | 0 | 0 | 0 | 349,995 | 0 | 349,995 |
| Homestead Credits | | | | | | | | | 0 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 132,745 | 349,995 | 132,134 | 217,861 | 4,633 |

FY 2025 TIF Revenue Received: 2,809

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

| | |
|----------------------------------|---|
| Local Government Name: | MUSCATINE (70G653) |
| Urban Renewal Area: | MUSCATINE CITY SOUTHEND URBAN RENEWAL (70006) |
| TIF Taxing District Name: | MUSCATINE CITY/LOUISA-MUSCATINE SCH/MUSC FIRE/REV SE UR 03 TIF INCREM |
| TIF Taxing District Inc. Number: | 700135 |
| TIF Taxing District Base Year: | 2002 |
| FY TIF Revenue First Received: | 1996 |
| Subject to a Statutory end date? | No |

| UR Designation | |
|----------------------|---------|
| Slum | No |
| Blighted | No |
| Economic Development | 07/1994 |

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

| | Agricultural | Residential | Commercial | Industrial | Other | Military | Total | Gas/Electric Utility | Total |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed | 0 | 32,318,658 | 8,692,862 | 7,832,580 | 0 | -96,000 | 48,634,350 | 0 | 48,634,350 |
| Taxable | 0 | 14,977,372 | 7,260,111 | 6,625,357 | 0 | -96,000 | 28,653,090 | 0 | 28,653,090 |
| Homestead Credits | | | | | | | | | 121 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 28,896,825 | 19,833,525 | 7,530,442 | 12,303,083 | 380,194 |

FY 2025 TIF Revenue Received: 231,966

TIF Taxing District Data Collection

| | |
|----------------------------------|---|
| Local Government Name: | MUSCATINE (70G653) |
| Urban Renewal Area: | MUSCATINE CITY SOUTHEND URBAN RENEWAL (70006) |
| TIF Taxing District Name: | MUSCATINE CITY AG/LOUISA-MUSCATINE SCH/MUSCATINE FIRE/SE UR 03 TIF INCREM |
| TIF Taxing District Inc. Number: | 700137 |
| TIF Taxing District Base Year: | 2002 |
| FY TIF Revenue First Received: | 1996 |
| Subject to a Statutory end date? | No |

| UR Designation | |
|----------------------|---------|
| Slum | No |
| Blighted | No |
| Economic Development | 07/1994 |

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

| | Agricultural | Residential | Commercial | Industrial | Other | Military | Total | Gas/Electric Utility | Total |
|-------------------|--------------|-------------|------------|------------|-------|----------|---------|----------------------|---------|
| Assessed | 367,650 | 0 | 0 | 0 | 0 | 0 | 367,650 | 0 | 367,650 |
| Taxable | 264,110 | 0 | 0 | 0 | 0 | 0 | 264,110 | 0 | 264,110 |
| Homestead Credits | | | | | | | | | 0 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 98,025 | 264,110 | 99,693 | 164,417 | 3,324 |

FY 2025 TIF Revenue Received: 2,017

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

| Local Government Name: | MUSCATINE (70G653) | | | | | | | | | |
|----------------------------------|--|--|----------------|--|------|----|----------|----|----------------------|---------|
| Urban Renewal Area: | MUSCATINE CITY SOUTHEND URBAN RENEWAL (70006) | | | | | | | | | |
| TIF Taxing District Name: | MUSCATINE CITY AG/MUSCATINE SCH/MUSCATINE FIRE/REV SE 03 UR TIF INCREM | | | | | | | | | |
| TIF Taxing District Inc. Number: | 700139 | | | | | | | | | |
| TIF Taxing District Base Year: | 2002 | <table border="1"> <thead> <tr> <th colspan="2">UR Designation</th> </tr> </thead> <tbody> <tr> <td>Slum</td> <td>No</td> </tr> <tr> <td>Blighted</td> <td>No</td> </tr> <tr> <td>Economic Development</td> <td>07/1994</td> </tr> </tbody> </table> | UR Designation | | Slum | No | Blighted | No | Economic Development | 07/1994 |
| UR Designation | | | | | | | | | | |
| Slum | No | | | | | | | | | |
| Blighted | No | | | | | | | | | |
| Economic Development | 07/1994 | | | | | | | | | |
| FY TIF Revenue First Received: | 1996 | | | | | | | | | |
| Subject to a Statutory end date? | 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 | 1,138,820 | 0 | 0 | 0 | 0 | 0 | 1,138,820 | 0 | 1,138,820 |
| Taxable | 818,095 | 0 | 0 | 0 | 0 | 0 | 818,095 | 0 | 818,095 |
| Homestead Credits | | | | | | | | | 0 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 298,840 | 818,095 | 308,821 | 509,274 | 10,831 |

FY 2025 TIF Revenue Received: 6,566

TIF Taxing District Data Collection

| Local Government Name: | MUSCATINE (70G653) | | | | | | | | | |
|----------------------------------|--|--|----------------|--|------|----|----------|----|----------------------|---------|
| Urban Renewal Area: | MUSCATINE CITY SOUTHEND URBAN RENEWAL (70006) | | | | | | | | | |
| TIF Taxing District Name: | MUSCATINE CITY/MUSCATINE SCH/MUSC FIRE/REV SE UR 03 TIF INCREM | | | | | | | | | |
| TIF Taxing District Inc. Number: | 700141 | | | | | | | | | |
| TIF Taxing District Base Year: | 2002 | <table border="1"> <thead> <tr> <th colspan="2">UR Designation</th> </tr> </thead> <tbody> <tr> <td>Slum</td> <td>No</td> </tr> <tr> <td>Blighted</td> <td>No</td> </tr> <tr> <td>Economic Development</td> <td>07/1994</td> </tr> </tbody> </table> | UR Designation | | Slum | No | Blighted | No | Economic Development | 07/1994 |
| UR Designation | | | | | | | | | | |
| Slum | No | | | | | | | | | |
| Blighted | No | | | | | | | | | |
| Economic Development | 07/1994 | | | | | | | | | |
| FY TIF Revenue First Received: | 1996 | | | | | | | | | |
| Subject to a Statutory end date? | No | | | | | | | | | |

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

| | Agricultural | Residential | Commercial | Industrial | Other | Military | Total | Gas/Electric Utility | Total |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed | 0 | 8,916,723 | 7,282,283 | 9,446,410 | 0 | -16,000 | 25,609,916 | 0 | 25,609,916 |
| Taxable | 0 | 4,132,253 | 5,701,931 | 7,912,399 | 0 | -16,000 | 17,711,083 | 0 | 17,711,083 |
| Homestead Credits | | | | | | | | | 34 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 14,943,439 | 10,682,477 | 4,040,205 | 6,642,272 | 212,220 |

FY 2025 TIF Revenue Received: 160,002

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

| | | |
|----------------------------------|---|--|
| Local Government Name: | MUSCATINE (70G653) | |
| Urban Renewal Area: | MUSCATINE CITY SOUTHEND URBAN RENEWAL (70006) | |
| TIF Taxing District Name: | MUSCATINE CITY/MUSC SCH/MUSC FIRE/REV SE W-VIEW UR TIF INCREM | |
| TIF Taxing District Inc. Number: | 700192 | |
| TIF Taxing District Base Year: | 2013 | |
| FY TIF Revenue First Received: | 0 | |
| Subject to a Statutory end date? | No | |

| UR Designation | |
|----------------------|----|
| Slum | No |
| Blighted | No |
| Economic Development | No |

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

| | Agricultural | Residential | Commercial | Industrial | Other | Military | Total | Gas/Electric Utility | Total |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed | 0 | 0 | 21,883,650 | 0 | 0 | 0 | 21,883,650 | 0 | 21,883,650 |
| Taxable | 0 | 0 | 19,653,255 | 0 | 0 | 0 | 19,653,255 | 0 | 19,653,255 |
| Homestead Credits | | | | | | | | | 0 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 161,040 | 19,653,255 | 9,746,966 | 9,906,289 | 316,505 |

FY 2025 TIF Revenue Received: 311,416

TIF Taxing District Data Collection

| | | |
|----------------------------------|---|--|
| Local Government Name: | MUSCATINE (70G653) | |
| Urban Renewal Area: | MUSCATINE CITY SOUTHEND URBAN RENEWAL (70006) | |
| TIF Taxing District Name: | MUSCATINE CITY/MUSC SCH/MUSC FIRE/REV SE WAL-VIEW II INCREM | |
| TIF Taxing District Inc. Number: | 700215 | |
| TIF Taxing District Base Year: | 2015 | |
| FY TIF Revenue First Received: | 0 | |
| Subject to a Statutory end date? | No | |

| UR Designation | |
|----------------------|----|
| Slum | No |
| Blighted | No |
| Economic Development | No |

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

| | Agricultural | Residential | Commercial | Industrial | Other | Military | Total | Gas/Electric Utility | Total |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed | 0 | 0 | 12,210,680 | 0 | 0 | 0 | 12,210,680 | 0 | 12,210,680 |
| Taxable | 0 | 0 | 10,966,159 | 0 | 0 | 0 | 10,966,159 | 0 | 10,966,159 |
| Homestead Credits | | | | | | | | | 0 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 310,200 | 10,966,159 | 5,438,639 | 5,527,520 | 176,604 |

FY 2025 TIF Revenue Received: 173,764

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY SOUTHEND URBAN RENEWAL (70006)
 TIF Taxing District Name: MUSCATINE CITY/MUSC SCH/MUSC FIRE/REV SE UNION TANK INCREM
 TIF Taxing District Inc. Number: 700217
 TIF Taxing District Base Year: 2015
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

| UR Designation | |
|----------------------|----|
| Slum | No |
| Blighted | No |
| Economic Development | No |

TIF Taxing District Value by Class - 1/1/2023 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 | 2,745,870 | 0 | 0 | 0 | 0 |

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY SOUTHEND URBAN RENEWAL (70006)
 TIF Taxing District Name: MUSCATINE CITY/MUSC SCH/MUSC FIRE/GRANDVIEW SR LOFTS UR INCREM
 TIF Taxing District Inc. Number: 700244
 TIF Taxing District Base Year: 2020
 FY TIF Revenue First Received: 0
 Subject to a Statutory end date? No

| UR Designation | |
|----------------------|----|
| Slum | No |
| Blighted | No |
| Economic Development | No |

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

| | Agricultural | Residential | Commercial | Industrial | Other | Military | Total | Gas/Electric Utility | Total |
|-------------------|--------------|-------------|------------|------------|-------|----------|-----------|----------------------|-----------|
| Assessed | 0 | 0 | 1,294,500 | 0 | 0 | 0 | 1,294,500 | 0 | 1,294,500 |
| Taxable | 0 | 0 | 1,099,565 | 0 | 0 | 0 | 1,099,565 | 0 | 1,099,565 |
| Homestead Credits | | | | | | | | | 0 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 115,520 | 1,099,565 | 545,326 | 554,239 | 17,708 |

FY 2025 TIF Revenue Received: 17,423

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY SOUTHEND URBAN RENEWAL (70006)
 TIF Taxing District Name: MUSCATINE CITY/MUSC SCH/MUSC FIRE/MUSCO SPORTS LIGHTING UR INCREM
 TIF Taxing District Inc. Number: 700246
 TIF Taxing District Base Year: 2020
 FY TIF Revenue First Received: 0
 Subject to a Statutory end date? No

| | UR Designation |
|----------------------|----------------|
| Slum | No |
| Blighted | No |
| Economic Development | No |

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

| | Agricultural | Residential | Commercial | Industrial | Other | Military | Total | Gas/Electric Utility | Total |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed | 0 | 0 | 0 | 10,654,910 | 0 | 0 | 10,654,910 | 0 | 10,654,910 |
| Taxable | 0 | 0 | 0 | 9,526,756 | 0 | 0 | 9,526,756 | 0 | 9,526,756 |
| Homestead Credits | | | | | | | | | 0 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 6,713,470 | 3,941,440 | 1,954,760 | 1,986,680 | 63,474 |

FY 2025 TIF Revenue Received: 62,455

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

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

UR Area Creation Date: 12/2006

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

| Tax Districts within this Urban Renewal Area | Base No. | Increment No. | Increment Value Used |
|--|----------|---------------|----------------------|
| MUSCATINE CITY/MUSCATINE SCH/MUSC FIRE MUSC MALL UR TIF INCREM | 700155 | 700156 | 0 |

Urban Renewal Area Value by Class - 1/1/2023 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 |
| Total Revenue: | 0 |
| Rebate Expenditures: | 0 |
| Non-Rebate Expenditures: | 0 |
| Returned to County Treasurer: | 0 |
| Total Expenditures: | 0 |

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

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

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

256 Characters Left

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

0

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

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

| UR Designation | |
|----------------------|---------|
| Slum | No |
| Blighted | No |
| Economic Development | 12/2006 |

TIF Taxing District Value by Class - 1/1/2023 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 | 9,216,520 | 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: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY NORTHEAST CEDAR DEVELOPMENT URBAN RENEWAL
 UR Area Number: 70013

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area

**Base Increment Increment
No. No. Value
Used**

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: **71,313** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

| | |
|---------------------------------|--------------|
| TIF Revenue: | 0 |
| TIF Sp. Revenue Fund Interest: | 3,279 |
| Property Tax Replacement Claims | 0 |
| Asset Sales & Loan Repayments: | 0 |
| Total Revenue: | 3,279 |

| | |
|-------------------------------|----------|
| Rebate Expenditures: | 0 |
| Non-Rebate Expenditures: | 0 |
| Returned to County Treasurer: | 0 |
| Total Expenditures: | 0 |

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **74,592** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

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

UR Area Creation Date: 01/2010

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

| Tax Districts within this Urban Renewal Area | Base No. | Increment No. | Increment Value Used |
|--|----------|---------------|----------------------|
| MUSCATINE CITY/MUSC SCH/MUSC FIRE/HEINZ 2014 UR TIF INCREM | 700189 | 700190 | 0 |

Urban Renewal Area Value by Class - 1/1/2023 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 |
| Total Revenue: | 0 |

| | |
|-------------------------------|----------|
| Rebate Expenditures: | 0 |
| Non-Rebate Expenditures: | 0 |
| Returned to County Treasurer: | 0 |
| Total Expenditures: | 0 |

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

Projects For MUSCATINE CITY HEINZ INDUSTRIAL URBAN RENEWAL

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

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

Administrative Expenses

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

Non-Rebates For MUSCATINE CITY HEINZ INDUSTRIAL URBAN RENEWAL

| | |
|-------------------------|-------------------------|
| TIF Expenditure Amount: | 0 |
| Tied To Project: | Administrative Expenses |

Rebates For MUSCATINE CITY HEINZ INDUSTRIAL URBAN RENEWAL

Heinz Plant 1357 Isett Avenue

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

Jobs For MUSCATINE CITY HEINZ INDUSTRIAL URBAN RENEWAL

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

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

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

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

| UR Designation | |
|----------------------|---------|
| Slum | No |
| Blighted | No |
| Economic Development | 02/2014 |

TIF Taxing District Value by Class - 1/1/2023 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 | 9,843,960 | 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: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY FRIDLEY THEATRES URBAN RENEWAL
 UR Area Number: 70016

UR Area Creation Date: 04/2012

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

UR Area Purpose:

Tax Districts within this Urban Renewal Area

| | Base No. | Increment No. | Increment Value Used |
|---|----------|---------------|----------------------|
| MUSCATINE CITY/MUSC SCH/MUSC FIRE/FRIDLEY UR INCREM | 700185 | 700186 | 2,381,298 |

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 | 4,097,240 | 0 | 0 | 0 | 4,097,240 | 0 | 4,097,240 |
| Taxable | 0 | 0 | 3,438,369 | 0 | 0 | 0 | 3,438,369 | 0 | 3,438,369 |
| Homestead Credits | | | | | | | | | 0 |

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **62,367** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

| | |
|---------------------------------|---------------|
| TIF Revenue: | 76,083 |
| TIF Sp. Revenue Fund Interest: | 3,032 |
| Property Tax Replacement Claims | 0 |
| Asset Sales & Loan Repayments: | 0 |
| Total Revenue: | 79,115 |

| | |
|-------------------------------|---------------|
| Rebate Expenditures: | 65,923 |
| Non-Rebate Expenditures: | 0 |
| Returned to County Treasurer: | 0 |
| Total Expenditures: | 65,923 |

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **75,559** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For MUSCATINE CITY FRIDLEY THEATRES URBAN RENEWAL

Fridley Theaters Dev Agreement

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

Debts/Obligations For MUSCATINE CITY FRIDLEY THEATRES URBAN RENEWAL

R.L. Fridley Theaters Inc. Rebate

| | |
|------------------------|------------|
| Debt/Obligation Type: | Rebates |
| Principal: | 932,597 |
| Interest: | 0 |
| Total: | 932,597 |
| Annual Appropriation?: | No |
| Date Incurred: | 06/21/2012 |
| FY of Last Payment: | 2030 |

R.L. Fridley Theaters Inc. Outlot Rebate

| | |
|------------------------|------------|
| Debt/Obligation Type: | Rebates |
| Principal: | 1,493,049 |
| Interest: | 0 |
| Total: | 1,493,049 |
| Annual Appropriation?: | Yes |
| Date Incurred: | 11/17/2022 |
| FY of Last Payment: | 2035 |

Rebates For MUSCATINE CITY FRIDLEY THEATRES URBAN RENEWAL

3611 Palms Drive

| | |
|-------------------------------|-----------------------------------|
| TIF Expenditure Amount: | 54,750 |
| Rebate Paid To: | R.L. Fridley Theaters Inc. |
| Tied To Debt: | R.L. Fridley Theaters Inc. Rebate |
| Tied To Project: | Fridley Theaters Dev Agreement |
| Projected Final FY of Rebate: | 2030 |

3611 Palms Drive - Outlot #1

| | |
|-------------------------------|---|
| TIF Expenditure Amount: | 11,173 |
| Rebate Paid To: | R.L. Fridley Theaters Inc. |
| Tied To Debt: | R.L. Fridley Theaters Inc. Outlot Rebate |
| Tied To Project: | Fridley Theaters Dev Agreement |
| Projected Final FY of Rebate: | 2035 |

Jobs For MUSCATINE CITY FRIDLEY THEATRES URBAN RENEWAL

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

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

FY 2024/2025 was the 10th year of the 15 year rebate period for Fridley Theaters. This development agreement also provides for 10 years of rebates on the outlots.

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

| UR Designation | |
|----------------------|---------|
| Slum | No |
| Blighted | No |
| Economic Development | 06/2012 |

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

| | Agricultural | Residential | Commercial | Industrial | Other | Military | Total | Gas/Electric Utility | Total |
|-------------------|--------------|-------------|------------|------------|-------|----------|-----------|----------------------|-----------|
| Assessed | 0 | 0 | 4,097,240 | 0 | 0 | 0 | 4,097,240 | 0 | 4,097,240 |
| Taxable | 0 | 0 | 3,438,369 | 0 | 0 | 0 | 3,438,369 | 0 | 3,438,369 |
| Homestead Credits | | | | | | | | | 0 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 148,920 | 3,438,369 | 2,381,298 | 1,057,071 | 33,773 |

FY 2025 TIF Revenue Received: 76,083

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

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

UR Area Creation Date: 12/2014

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

UR Area Purpose:

Tax Districts within this Urban Renewal Area

| | Base No. | Increment No. | Increment Value Used |
|---|----------|---------------|----------------------|
| MUSCATINE CITY/MUSC SCH/MUSC FIRE/RIVERVIEW HOTEL UR TIF INCREM | 700198 | 700199 | 12,526,570 |

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 | 3,833,127 | 12,516,239 | 0 | 0 | -8,000 | 16,328,366 | 0 | 16,328,366 |
| Taxable | 0 | 1,776,378 | 10,771,192 | 0 | 0 | -8,000 | 12,526,570 | 0 | 12,526,570 |
| Homestead Credits | | | | | | | | | 7 |

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **3,089** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

| | |
|---------------------------------|----------------|
| TIF Revenue: | 400,223 |
| TIF Sp. Revenue Fund Interest: | 2,109 |
| Property Tax Replacement Claims | 0 |
| Asset Sales & Loan Repayments: | 0 |
| Total Revenue: | 402,332 |

| | |
|-------------------------------|----------------|
| Rebate Expenditures: | 367,794 |
| Non-Rebate Expenditures: | 0 |
| Returned to County Treasurer: | 0 |
| Total Expenditures: | 367,794 |

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **37,627** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For MUSCATINE CITY RIVERVIEW REINVESTMENT DISTRICT URBAN RENEWAL

Riverview Hotel Development Project

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

Debts/Obligations For MUSCATINE CITY RIVERVIEW REINVESTMENT DISTRICT URBAN RENEWAL

Riverview Hotel Development Agreement

| | |
|------------------------|------------|
| Debt/Obligation Type: | Rebates |
| Principal: | 3,219,350 |
| Interest: | 0 |
| Total: | 3,219,350 |
| Annual Appropriation?: | Yes |
| Date Incurred: | 12/18/2014 |
| FY of Last Payment: | 2038 |

Rebates For MUSCATINE CITY RIVERVIEW REINVESTMENT DISTRICT URBAN RENEWAL

119 W. Mississippi Drive

| | |
|-------------------------------|--|
| TIF Expenditure Amount: | 367,794 |
| Rebate Paid To: | Riverview Hotel Development |
| Tied To Debt: | Riverview Hotel Development Agreement |
| Tied To Project: | Riverview Hotel Development Project |
| Projected Final FY of Rebate: | 2039 |

Jobs For MUSCATINE CITY RIVERVIEW REINVESTMENT DISTRICT URBAN RENEWAL

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

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

FY 2024/2025 rebate is the 6th rebate year under this 20-year agreement.

256 Characters Left

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

| UR Designation | |
|----------------------|---------|
| Slum | No |
| Blighted | No |
| Economic Development | 12/2014 |

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

| | Agricultural | Residential | Commercial | Industrial | Other | Military | Total | Gas/Electric Utility | Total |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed | 0 | 3,833,127 | 12,516,239 | 0 | 0 | -8,000 | 16,328,366 | 0 | 16,328,366 |
| Taxable | 0 | 1,776,378 | 10,771,192 | 0 | 0 | -8,000 | 12,526,570 | 0 | 12,526,570 |
| Homestead Credits | | | | | | | | | 7 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 3,820,953 | 12,515,413 | 12,526,570 | -11,157 | -356 |

FY 2025 TIF Revenue Received: 400,223

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

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

UR Area Creation Date: 12/2014

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

| Tax Districts within this Urban Renewal Area | Base No. | Increment No. | Increment Value Used |
|---|----------|---------------|----------------------|
| MUSCATINE CITY/MUSC SCH/MUSC FIRE/HNI UR INCREM | 700222 | 700223 | 3,443,238 |

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 | 18,822,710 | 0 | 0 | 18,822,710 | 0 | 18,822,710 |
| Taxable | 0 | 0 | 0 | 16,874,954 | 0 | 0 | 16,874,954 | 0 | 16,874,954 |
| Homestead Credits | | | | | | | | | 0 |

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 20,440 0 **Amount of 07-01-2024 Cash Balance Restricted for LMI**

| | |
|---------------------------------|----------------|
| TIF Revenue: | 110,011 |
| TIF Sp. Revenue Fund Interest: | 1,491 |
| Property Tax Replacement Claims | 0 |
| Asset Sales & Loan Repayments: | 0 |
| Total Revenue: | 111,502 |

| | |
|-------------------------------|----------------|
| Rebate Expenditures: | 102,867 |
| Non-Rebate Expenditures: | 0 |
| Returned to County Treasurer: | 0 |
| Total Expenditures: | 102,867 |

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 29,075 0 **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For MUSCATINE CITY NORTH UNIVERSITY URBAN RENEWAL

HNI Development Agreement

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

Debts/Obligations For MUSCATINE CITY NORTH UNIVERSITY URBAN RENEWAL

HNI Corp Rebate Payments

| | |
|------------------------|------------|
| Debt/Obligation Type: | Rebates |
| Principal: | 3,410,022 |
| Interest: | 0 |
| Total: | 3,410,022 |
| Annual Appropriation?: | Yes |
| Date Incurred: | 02/09/2017 |
| FY of Last Payment: | 2029 |

Rebates For MUSCATINE CITY NORTH UNIVERSITY URBAN RENEWAL

505 Ford Avenue

| | |
|-------------------------------|---------------------------|
| TIF Expenditure Amount: | 102,867 |
| Rebate Paid To: | HNI Corporation |
| Tied To Debt: | HNI Corp Rebate Payments |
| Tied To Project: | HNI Development Agreement |
| Projected Final FY of Rebate: | 2029 |

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

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

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

| UR Designation | |
|----------------------|---------|
| Slum | No |
| Blighted | No |
| Economic Development | 02/2017 |

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

| | Agricultural | Residential | Commercial | Industrial | Other | Military | Total | Gas/Electric Utility | Total |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed | 0 | 0 | 0 | 18,822,710 | 0 | 0 | 18,822,710 | 0 | 18,822,710 |
| Taxable | 0 | 0 | 0 | 16,874,954 | 0 | 0 | 16,874,954 | 0 | 16,874,954 |
| Homestead Credits | | | | | | | | | 0 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 11,595,210 | 7,227,500 | 3,443,238 | 3,784,262 | 120,907 |

FY 2025 TIF Revenue Received: 110,011

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

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

UR Area Creation Date: 03/2018

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

| Tax Districts within this Urban Renewal Area | Base No. | Increment No. | Increment Value Used |
|--|-----------------|----------------------|-----------------------------|
| MUSCATINE CITY/MUSC SCH/MUSC FIRE/WHITE DIST UR INCREM | 700224 | 700225 | 2,510,022 |

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 | 8,171,370 | 0 | 0 | 0 | 8,171,370 | 0 | 8,171,370 |
| Taxable | 0 | 0 | 7,157,777 | 0 | 0 | 0 | 7,157,777 | 0 | 7,157,777 |
| Homestead Credits | | | | | | | | | 0 |

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **18,246** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

| | |
|---------------------------------|---------------|
| TIF Revenue: | 80,195 |
| TIF Sp. Revenue Fund Interest: | 1,416 |
| Property Tax Replacement Claims | 0 |
| Asset Sales & Loan Repayments: | 0 |
| Total Revenue: | 81,611 |

| | |
|-------------------------------|---------------|
| Rebate Expenditures: | 72,056 |
| Non-Rebate Expenditures: | 0 |
| Returned to County Treasurer: | 0 |
| Total Expenditures: | 72,056 |

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **27,801** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For MUSCATINE CITY WHITE DIST URBAN RENEWAL

White Distribution & Supply Development Agreement

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

Debts/Obligations For MUSCATINE CITY WHITE DIST URBAN RENEWAL

White Distribution & Spply Rebate Payments

| | |
|------------------------|------------|
| Debt/Obligation Type: | Rebates |
| Principal: | 236,068 |
| Interest: | 0 |
| Total: | 236,068 |
| Annual Appropriation?: | Yes |
| Date Incurred: | 03/15/2018 |
| FY of Last Payment: | 2030 |

Rebates For MUSCATINE CITY WHITE DIST URBAN RENEWAL

3702 Park Avenue

| | |
|-------------------------------|--|
| TIF Expenditure Amount: | 72,056 |
| Rebate Paid To: | White Distributing Supply Inc |
| Tied To Debt: | White Distribution & Spply Rebate Payments |
| Tied To Project: | White Distribution & Supply Development Agreement |
| Projected Final FY of Rebate: | 2030 |

Jobs For MUSCATINE CITY WHITE DIST URBAN RENEWAL

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

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

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

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: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY WHITE DIST URBAN RENEWAL (70020)
 TIF Taxing District Name: MUSCATINE CITY/MUSC SCH/MUSC FIRE/WHITE DIST UR INCREM
 TIF Taxing District Inc. Number: 700225
 TIF Taxing District Base Year: 2018
 FY TIF Revenue First Received: 0
 Subject to a Statutory end date? No

| | UR Designation |
|----------------------|----------------|
| Slum | No |
| Blighted | No |
| Economic Development | No |

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

| | Agricultural | Residential | Commercial | Industrial | Other | Military | Total | Gas/Electric Utility | Total |
|-------------------|--------------|-------------|------------|------------|-------|----------|-----------|----------------------|-----------|
| Assessed | 0 | 0 | 8,171,370 | 0 | 0 | 0 | 8,171,370 | 0 | 8,171,370 |
| Taxable | 0 | 0 | 7,157,777 | 0 | 0 | 0 | 7,157,777 | 0 | 7,157,777 |
| Homestead Credits | | | | | | | | | 0 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 2,941,350 | 5,230,020 | 2,510,022 | 2,719,998 | 86,904 |

FY 2025 TIF Revenue Received: 80,195

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

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

UR Area Creation Date: 07/2018

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

| Tax Districts within this Urban Renewal Area | Base No. | Increment No. | Increment Value Used |
|---|----------|---------------|----------------------|
| MUSCATINE CITY/MUSC SCH/MUSC FIRE/OAK PARK URB REN TIF INCREM | 700229 | 700230 | 965,404 |

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 | 1,400,550 | 0 | 0 | 0 | 1,400,550 | 0 | 1,400,550 |
| Taxable | 0 | 0 | 1,195,009 | 0 | 0 | 0 | 1,195,009 | 0 | 1,195,009 |
| Homestead Credits | | | | | | | | | 0 |

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **6,444** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

| | |
|---------------------------------|---------------|
| TIF Revenue: | 30,845 |
| TIF Sp. Revenue Fund Interest: | 1,146 |
| Property Tax Replacement Claims | 0 |
| Asset Sales & Loan Repayments: | 0 |
| Total Revenue: | 31,991 |

| | |
|-------------------------------|---------------|
| Rebate Expenditures: | 25,490 |
| Non-Rebate Expenditures: | 0 |
| Returned to County Treasurer: | 0 |
| Total Expenditures: | 25,490 |

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **12,945** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For MUSCATINE CITY OAK PARK URBAN RENEWAL AREA

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

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

Debts/Obligations For MUSCATINE CITY OAK PARK URBAN RENEWAL AREA

TIF Oak Park and JNB Oak Park Development Agreement

| | |
|------------------------|------------|
| Debt/Obligation Type: | Rebates |
| Principal: | 445,663 |
| Interest: | 0 |
| Total: | 445,663 |
| Annual Appropriation?: | Yes |
| Date Incurred: | 04/04/2019 |
| FY of Last Payment: | 2037 |

Rebates For MUSCATINE CITY OAK PARK URBAN RENEWAL AREA

913 Clubhouse Drive

| | |
|-------------------------------|--|
| TIF Expenditure Amount: | 25,490 |
| Rebate Paid To: | TIF Oak Park Inc and JNB Oak Park LP |
| Tied To Debt: | TIF Oak Park and JNB Oak Park Development Agreement |
| Tied To Project: | TIF Oak Park Inc. and JNB Oak Park LP Development Agreement |
| Projected Final FY of Rebate: | 2037 |

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

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

256 Characters Left

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: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY OAK PARK URBAN RENEWAL AREA (70021)
 TIF Taxing District Name: MUSCATINE CITY/MUSC SCH/MUSC FIRE/OAK PARK URB REN TIF INCREM
 TIF Taxing District Inc. Number: 700230

| | UR Designation |
|-------------------------------------|-------------------------|
| TIF Taxing District Base Year: 2019 | Slum No |
| FY TIF Revenue First Received: 0 | 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 | 1,400,550 | 0 | 0 | 0 | 1,400,550 | 0 | 1,400,550 |
| Taxable | 0 | 0 | 1,195,009 | 0 | 0 | 0 | 1,195,009 | 0 | 1,195,009 |
| Homestead Credits | | | | | | | | | 0 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 61,440 | 1,195,009 | 965,404 | 229,605 | 7,336 |

FY 2025 TIF Revenue Received: 30,845

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

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

UR Area Creation Date: 11/2018

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

| Tax Districts within this Urban Renewal Area | Base No. | Increment No. | Increment Value Used |
|--|----------|---------------|----------------------|
| MUSCATINE CITY/MUSC SCH/MUSC FIRE/ARBOR COMMONS URB REN TIF INCREM | 700231 | 700232 | 1,287,192 |

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 | 3,488,219 | 0 | 0 | 0 | -8,000 | 3,473,719 | 0 | 3,473,719 |
| Taxable | 0 | 1,616,539 | 0 | 0 | 0 | -8,000 | 1,602,039 | 0 | 1,602,039 |
| Homestead Credits | | | | | | | | | 7 |

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **11,794** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

| | |
|---------------------------------|---------------|
| TIF Revenue: | 41,123 |
| TIF Sp. Revenue Fund Interest: | 658 |
| Property Tax Replacement Claims | 0 |
| Asset Sales & Loan Repayments: | 0 |
| Total Revenue: | 41,781 |

| | |
|-------------------------------|---------------|
| Rebate Expenditures: | 22,015 |
| Non-Rebate Expenditures: | 0 |
| Returned to County Treasurer: | 0 |
| Total Expenditures: | 22,015 |

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **31,560** **22,653** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For MUSCATINE CITY ARBOR COMMONS URBAN RENEWAL

NPSW Enterprises New Housing Subdivision Development Agreement

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

Debts/Obligations For MUSCATINE CITY ARBOR COMMONS URBAN RENEWAL

NPSW TIF Rebate Agreement

| | |
|------------------------|------------|
| Debt/Obligation Type: | Rebates |
| Principal: | 737,907 |
| Interest: | 0 |
| Total: | 737,907 |
| Annual Appropriation?: | Yes |
| Date Incurred: | 12/06/2018 |
| FY of Last Payment: | 2043 |

Rebates For MUSCATINE CITY ARBOR COMMONS URBAN RENEWAL

PO Box 1516 Muscatine, IA 52761

| | |
|-------------------------------|--|
| TIF Expenditure Amount: | 22,015 |
| Rebate Paid To: | NPSW Enterprises, LLC |
| Tied To Debt: | NPSW TIF Rebate Agreement |
| Tied To Project: | NPSW Enterprises New Housing Subdivision Development Agreement |
| Projected Final FY of Rebate: | 2043 |

Income Housing For MUSCATINE CITY ARBOR COMMONS URBAN RENEWAL

Amount of FY 2025 expenditures that provide or aid in the provision of public improvements related to housing and residential development: 14,621

| | |
|--|---|
| 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

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

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: | MUSCATINE (70G653) |
| Urban Renewal Area: | MUSCATINE CITY ARBOR COMMONS URBAN RENEWAL (70022) |
| TIF Taxing District Name: | MUSCATINE CITY/MUSC SCH/MUSC FIRE/ARBOR COMMONS URB REN TIF INCREM |
| TIF Taxing District Inc. Number: | 700232 |
| TIF Taxing District Base Year: | 2019 |
| FY TIF Revenue First Received: | |
| Subject to a Statutory end date? | No |

| UR Designation | |
|----------------------|----|
| Slum | No |
| Blighted | No |
| Economic Development | No |

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

| | Agricultural | Residential | Commercial | Industrial | Other | Military | Total | Gas/Electric Utility | Total |
|-------------------|--------------|-------------|------------|------------|-------|----------|-----------|----------------------|-----------|
| Assessed | 0 | 3,488,219 | 0 | 0 | 0 | -8,000 | 3,473,719 | 0 | 3,473,719 |
| Taxable | 0 | 1,616,539 | 0 | 0 | 0 | -8,000 | 1,602,039 | 0 | 1,602,039 |
| Homestead Credits | | | | | | | | | 7 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 58,400 | 1,602,039 | 1,287,192 | 314,847 | 10,059 |

FY 2025 TIF Revenue Received: 41,123

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

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

UR Area Creation Date: 04/2019

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

UR Area Purpose:

| Tax Districts within this Urban Renewal Area | Base No. | Increment No. | Increment Value Used |
|---|-----------------|----------------------|-----------------------------|
| MUSCATINE CITY/MUSC SCH/MUSC FIRE/HERSHEY BLDG URB REN TIF INCREM | 700233 | 700234 | 2,096,143 |

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 | 2,545,662 | 1,090,998 | 0 | 0 | 0 | 3,636,660 | 0 | 3,636,660 |
| Taxable | 0 | 1,179,731 | 916,412 | 0 | 0 | 0 | 2,096,143 | 0 | 2,096,143 |
| Homestead Credits | | | | | | | | | 0 |

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **5,660** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

| | |
|---------------------------------|---------------|
| TIF Revenue: | 66,972 |
| TIF Sp. Revenue Fund Interest: | 260 |
| Property Tax Replacement Claims | 0 |
| Asset Sales & Loan Repayments: | 0 |
| Total Revenue: | 67,232 |

| | |
|-------------------------------|---------------|
| Rebate Expenditures: | 64,962 |
| Non-Rebate Expenditures: | 0 |
| Returned to County Treasurer: | 0 |
| Total Expenditures: | 64,962 |

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **7,930** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For MUSCATINE CITY HERSHEY BUILDING URBAN RENEWAL

Bush Development LLC and Hershey Property LLC Development Agreement

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

Debts/Obligations For MUSCATINE CITY HERSHEY BUILDING URBAN RENEWAL

Bush Development and Hershey Property TIF Rebate

| | |
|------------------------|------------|
| Debt/Obligation Type: | Rebates |
| Principal: | 470,243 |
| Interest: | 0 |
| Total: | 470,243 |
| Annual Appropriation?: | Yes |
| Date Incurred: | 05/02/2019 |
| FY of Last Payment: | 2031 |

Rebates For MUSCATINE CITY HERSHEY BUILDING URBAN RENEWAL

Hershey Building

| | |
|-------------------------------|---|
| TIF Expenditure Amount: | 64,962 |
| Rebate Paid To: | Bush Developement and Hershey Property |
| Tied To Debt: | Bush Development and Hershey Property TIF Rebate |
| Tied To Project: | Bush Development LLC and Hershey Property LLC Development Agreement |
| Projected Final FY of Rebate: | 2031 |

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

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

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: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY HERSHEY BUILDING URBAN RENEWAL (70023)
 TIF Taxing District Name: MUSCATINE CITY/MUSC SCH/MUSC FIRE/HERSHEY BLDG URB REN TIF INCREM
 TIF Taxing District Inc. Number: 700234
 TIF Taxing District Base Year: 2019
 FY TIF Revenue First Received: 0
 Subject to a Statutory end date? No

| | UR Designation |
|----------------------|----------------|
| Slum | No |
| Blighted | No |
| Economic Development | No |

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

| | Agricultural | Residential | Commercial | Industrial | Other | Military | Total | Gas/Electric Utility | Total |
|-------------------|--------------|-------------|------------|------------|-------|----------|-----------|----------------------|-----------|
| Assessed | 0 | 2,545,662 | 1,090,998 | 0 | 0 | 0 | 3,636,660 | 0 | 3,636,660 |
| Taxable | 0 | 1,179,731 | 916,412 | 0 | 0 | 0 | 2,096,143 | 0 | 2,096,143 |
| Homestead Credits | | | | | | | | | 0 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 862,460 | 2,096,143 | 2,096,143 | 0 | 0 |

FY 2025 TIF Revenue Received: 66,972

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

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

UR Area Creation Date: 02/2021

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

| Tax Districts within this Urban Renewal Area | Base No. | Increment No. | Increment Value Used |
|---|----------|---------------|----------------------|
| MUSCATINE CITY/MUSC SCH/MUSC FIRE/COLORADO SR LOFTS UR INCREM | 700239 | 700240 | 1,089,898 |

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 | 1,283,760 | 0 | 0 | 0 | 1,283,760 | 0 | 1,283,760 |
| Taxable | 0 | 0 | 1,089,898 | 0 | 0 | 0 | 1,089,898 | 0 | 1,089,898 |
| 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: | 34,822 |
| TIF Sp. Revenue Fund Interest: | 0 |
| Property Tax Replacement Claims | 0 |
| Asset Sales & Loan Repayments: | 0 |
| Total Revenue: | 34,822 |

| | |
|-------------------------------|---------------|
| Rebate Expenditures: | 34,822 |
| Non-Rebate Expenditures: | 0 |
| Returned to County Treasurer: | 0 |
| Total Expenditures: | 34,822 |

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 CITY COLORADO SR LOFTS URBAN RENEWAL

Colorado Senior Lofts

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

Debts/Obligations For MUSCATINE CITY COLORADO SR LOFTS URBAN RENEWAL

Colorado Senior Lofts

| | |
|------------------------|------------|
| Debt/Obligation Type: | Rebates |
| Principal: | 394,032 |
| Interest: | 0 |
| Total: | 394,032 |
| Annual Appropriation?: | Yes |
| Date Incurred: | 02/04/2021 |
| FY of Last Payment: | 2034 |

Rebates For MUSCATINE CITY COLORADO SR LOFTS URBAN RENEWAL

400 Colorado St, Muscatine, IA 52761

| | |
|-------------------------------|---------------------------|
| TIF Expenditure Amount: | 34,822 |
| Rebate Paid To: | Colorado Senior Lofts LLC |
| Tied To Debt: | Colorado Senior Lofts |
| Tied To Project: | Colorado Senior Lofts |
| Projected Final FY of Rebate: | 2033 |

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

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

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: | MUSCATINE (70G653) |
| Urban Renewal Area: | MUSCATINE CITY COLORADO SR LOFTS URBAN RENEWAL (70024) |
| TIF Taxing District Name: | MUSCATINE CITY/MUSC SCH/MUSC FIRE/COLORADO SR LOFTS UR INCREM |
| TIF Taxing District Inc. Number: | 700240 |
| TIF Taxing District Base Year: | 2020 |
| FY TIF Revenue First Received: | 2024 |
| 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 | 0 | 0 | 1,283,760 | 0 | 0 | 0 | 1,283,760 | 0 | 1,283,760 |
| Taxable | 0 | 0 | 1,089,898 | 0 | 0 | 0 | 1,089,898 | 0 | 1,089,898 |
| Homestead Credits | | | | | | | | | 0 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 30,000 | 1,089,898 | 1,089,898 | 0 | 0 |

FY 2025 TIF Revenue Received: 34,822

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

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

UR Area Creation Date: 02/2021

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

| Tax Districts within this Urban Renewal Area | Base No. | Increment No. | Increment Value Used |
|--|----------|---------------|----------------------|
| MUSCATINE CITY/MUSC SCH/MUSC FIRE/STEAMBOAT APTS UR INCREM | 700241 | 700242 | 965,393 |

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 | 1,363,600 | 0 | 0 | 0 | 1,363,600 | 0 | 1,363,600 |
| Taxable | 0 | 0 | 1,161,754 | 0 | 0 | 0 | 1,161,754 | 0 | 1,161,754 |
| 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: | 30,844 |
| TIF Sp. Revenue Fund Interest: | 0 |
| Property Tax Replacement Claims | 0 |
| Asset Sales & Loan Repayments: | 0 |
| Total Revenue: | 30,844 |

| | |
|-------------------------------|---------------|
| Rebate Expenditures: | 25,614 |
| Non-Rebate Expenditures: | 0 |
| Returned to County Treasurer: | 0 |
| Total Expenditures: | 25,614 |

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 5,230 **Amount of 06-30-2025 Cash Balance Restricted for LMI** 0

Projects For MUSCATINE CITY STEAMBOAT APTS URBAN RENEWAL AREA

Steamboat Apartments

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

Debts/Obligations For MUSCATINE CITY STEAMBOAT APTS URBAN RENEWAL AREA

JNB Family 1, LP

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

Rebates For MUSCATINE CITY STEAMBOAT APTS URBAN RENEWAL AREA

3226 Steamboat Way

| | |
|-------------------------------|----------------------|
| TIF Expenditure Amount: | 25,614 |
| Rebate Paid To: | JNB Family 1, LP |
| Tied To Debt: | JNB Family 1, LP |
| Tied To Project: | Steamboat Apartments |
| Projected Final FY of Rebate: | 2039 |

Income Housing For MUSCATINE CITY STEAMBOAT APTS URBAN RENEWAL AREA

| | |
|--|---|
| 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: | 0 |

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

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

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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: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE CITY STEAMBOAT APTS URBAN RENEWAL AREA (70025)
 TIF Taxing District Name: MUSCATINE CITY/MUSC SCH/MUSC FIRE/STEAMBOAT APTS UR INCREM
 TIF Taxing District Inc. Number: 700242
 TIF Taxing District Base Year: 2020
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

| UR Designation | |
|----------------------|----|
| Slum | No |
| Blighted | No |
| Economic Development | No |

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

| | Agricultural | Residential | Commercial | Industrial | Other | Military | Total | Gas/Electric Utility | Total |
|-------------------|--------------|-------------|------------|------------|-------|----------|-----------|----------------------|-----------|
| Assessed | 0 | 0 | 1,363,600 | 0 | 0 | 0 | 1,363,600 | 0 | 1,363,600 |
| Taxable | 0 | 0 | 1,161,754 | 0 | 0 | 0 | 1,161,754 | 0 | 1,161,754 |
| Homestead Credits | | | | | | | | | 0 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 18,310 | 1,161,754 | 965,393 | 196,361 | 6,274 |

FY 2025 TIF Revenue Received: 30,844

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE LOVES DEVELOPMENT URBAN RENEWAL
 UR Area Number: 70026

UR Area Creation Date:

UR Area Purpose:

| Tax Districts within this Urban Renewal Area | Base No. | Increment No. | Increment Value Used |
|--|---------------------|--------------------------|-------------------------------------|
| MUSCATINE CITY/MUSCATINE SCH/LOVES DEVELOPMENT TIF INCREMENT | 700249 | 700250 | 3,585,140 |

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 | 4,867,270 | 0 | 0 | 0 | 4,867,270 | 0 | 4,867,270 |
| Taxable | 0 | 0 | 4,311,918 | 0 | 0 | 0 | 4,311,918 | 0 | 4,311,918 |
| 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 |
| Total Revenue: | 0 |

| | |
|-------------------------------|----------|
| Rebate Expenditures: | 0 |
| Non-Rebate Expenditures: | 0 |
| Returned to County Treasurer: | 0 |
| Total Expenditures: | 0 |

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

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: MUSCATINE (70G653)
 Urban Renewal Area: MUSCATINE LOVES DEVELOPMENT URBAN RENEWAL (70026)
 TIF Taxing District Name: MUSCATINE CITY/MUSCATINE SCH/LOVES DEVELOPMENT TIF INCREMENT
 TIF Taxing District Inc. Number: 700250

| | UR Designation |
|-------------------------------------|----------------------------|
| TIF Taxing District Base Year: 0 | Slum No |
| FY TIF Revenue First Received: | 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 | 4,867,270 | 0 | 0 | 0 | 4,867,270 | 0 | 4,867,270 |
| Taxable | 0 | 0 | 4,311,918 | 0 | 0 | 0 | 4,311,918 | 0 | 4,311,918 |
| Homestead Credits | | | | | | | | | 0 |

| | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2025 | 163,590 | 4,311,918 | 3,585,140 | 726,778 | 23,221 |

FY 2025 TIF Revenue Received: 0