



City Hall, 215 Sycamore St.  
Muscatine, IA 52761-3899  
(563) 264-1550  
Fax (563) 264-0750

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**FINANCE & RECORDS**

## MEMO

To: Gregg Mandsager, City Administrator

From: Nancy A. Lueck, Finance Director

Date: October 10, 2018

Re: Request to Approve Annual Urban Renewal Report for FY 2017/2018

### **Introduction and Background:**

House File 2460 approved by the State legislature in the spring of 2012 requires local governments in the State to complete and submit an annual report showing all activity with each of their urban renewal areas during the preceding fiscal year. The Iowa Department of Management developed an on-line reporting system to facilitate completion and submission of this information. The attached report is the updated information for fiscal year 2017/2018.

### **Report Summary:**

The City of Muscatine had eleven active urban renewal (UR) areas in 2017/2018 including (1) Downtown, (2) Downtown SECO, (3) Southend, (4) Highway 38 Northeast including the amended Harrison/Colorado Street area, (5) Northeast Cedar Development, (6) Muscatine Mall, (7) the Heinz Industrial area, (8) the Fridley Theaters area, (9) the Iowa Reinvestment District area, (10) the North University district, and (11) the WDS (White Distribution) area. For each of these areas, the reporting system required the City's Urban Renewal Plan including amendments, urban renewal area map, and TIF ordinance to be uploaded into the system. For each of the UR areas, each project (public improvement, development agreement, internal loan, etc.) was required to be listed and all debt (including rebates, internal loans, and bond issues) was also entered into the system. Information was also required for each TIF rebate agreement – date of agreement, date of last required payment, and estimated balance remaining on the agreement including the current year amounts.

For fiscal year 2017/2018 the City paid a total of \$1,386,271 in TIF rebates to ten businesses. Debt payments on TIF revenue and general obligation bonds totaled \$364,605. Payments on internal advances for administrative costs, the GMCCI economic development grant, the small business forgivable loan program, the Housing Demand Study, and the Community Marketing Study, totaled \$343,900. TIF revenues for the year totaled \$2,074,119. The ending fund balances for each of the UR tax increment funds totaled \$1,083,774 and the computed net TIF debt outstanding as of June 30, 2018 totaled to \$23,182,708. This computed debt included the balances remaining on TIF rebate agreements and principal and interest on TIF-related debt. Per the instructions for this report, the TIF debt outstanding includes the full amount of the TIF rebates, including those subject to annual appropriation.

**"I remember Muscatine for its sunsets. I have never seen any  
on either side of the ocean that equaled them" — Mark Twain**

**Recommendation:**

Please include this report on the agenda for the October 18, 2018 Council meeting. The City Council is requested to approve this report and authorize its submission to the State. Please contact me if you have any questions or need additional information.

**Backup Information:**

1. Annual Urban Renewal Report

**Annual Urban Renewal Report, Fiscal Year 2017 - 2018**

**Levy Authority Summary**

Local Government Name: MUSCATINE  
 Local Government Number: 70G653

| <b>Active Urban Renewal Areas</b>                            | <b>U.R. #</b> | <b># of Tif Taxing Districts</b> |
|--|---------------|----------------------------------|
| MUSCATINE CITY DOWNTOWN URBAN RENEWAL                        | 70001         | 1                                |
| MUSCATINE CITY SECO URBAN RENEWAL                            | 70002         | 1                                |
| MUSCATINE CITY NORTHEAST URBAN RENEWAL                       | 70005         | 5                                |
| MUSCATINE CITY SOUTHEND URBAN RENEWAL                        | 70006         | 13                               |
| MUSCATINE MALL URBAN RENEWAL                                 | 70012         | 1                                |
| MUSCATINE CITY NORTHEAST CEDAR DEVELOPMENT URBAN RENEWAL     | 70013         | 1                                |
| MUSCATINE CITY HEINZ INDUSTRIAL URBAN RENEWAL                | 70014         | 2                                |
| MUSCATINE CITY FRIDLEY THEATRES URBAN RENEWAL                | 70016         | 1                                |
| MUSCATINE CITY RIVERVIEW REINVESTMENT DISTRICT URBAN RENEWAL | 70018         | 1                                |
| MUSCATINE CITY NORTH UNIVERSITY URBAN RENEWAL                | 70019         | 0                                |
| MUSCATINE CITY WDS URBAN RENEWAL AREA                        | 70020         | 0                                |

**TIF Debt Outstanding: 26,361,258**

|   |                  |          |   |
|---|------------------|----------|---|
| <b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2017:</b> | <b>1,085,581</b> | <b>0</b> | <b>Amount of 07-01-2017 Cash Balance Restricted for LMI</b> |
|---|------------------|----------|---|

|                                 |                  |
|---------------------------------|------------------|
| TIF Revenue:                    | 2,074,119        |
| TIF Sp. Revenue Fund Interest:  | 14,851           |
| Property Tax Replacement Claims | 3,999            |
| Asset Sales & Loan Repayments:  | 0                |
| <b>Total Revenue:</b>           | <b>2,092,969</b> |

|                               |                  |
|-------------------------------|------------------|
| Rebate Expenditures:          | 1,386,271        |
| Non-Rebate Expenditures:      | 708,505          |
| Returned to County Treasurer: | 0                |
| <b>Total Expenditures:</b>    | <b>2,094,776</b> |

|   |                  |          |   |
|---|------------------|----------|---|
| <b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2018:</b> | <b>1,083,774</b> | <b>0</b> | <b>Amount of 06-30-2018 Cash Balance Restricted for LMI</b> |
|---|------------------|----------|---|

**Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 23,182,708**

**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 | 70085    | 70108         | 2,488,926            |

**Urban Renewal Area Value by Class - 1/1/2016 for FY 2018**

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total     | Gas/Electric Utility | Total     |
|-------------------|--------------|-------------|------------|------------|-------|----------|-----------|----------------------|-----------|
| Assessed          | 0            | 0           | 3,793,330  | 4,950,010  | 0     | 0        | 8,743,340 | 0                    | 8,743,340 |
| Taxable           | 0            | 0           | 3,413,997  | 4,455,009  | 0     | 0        | 7,869,006 | 0                    | 7,869,006 |
| Homestead Credits |              |             |            |            |       |          |           |                      | 0         |

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2017:** **49,015** **0** **Amount of 07-01-2017 Cash Balance Restricted for LMI**

|                                 |                |
|---------------------------------|----------------|
| TIF Revenue:                    | 199,136        |
| TIF Sp. Revenue Fund Interest:  | 1,726          |
| Property Tax Replacement Claims | 3,999          |
| Asset Sales & Loan Repayments:  | 0              |
| <b>Total Revenue:</b>           | <b>204,861</b> |

|                               |                |
|-------------------------------|----------------|
| Rebate Expenditures:          | 0              |
| Non-Rebate Expenditures:      | 202,650        |
| Returned to County Treasurer: | 0              |
| <b>Total Expenditures:</b>    | <b>202,650</b> |

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2018:** **51,226** **0** **Amount of 06-30-2018 Cash Balance Restricted for LMI**

## Projects For MUSCATINE CITY DOWNTOWN URBAN RENEWAL

### 3rd & Chestnut Pkg Lot Reconstruction

|                      |                            |
|----------------------|----------------------------|
| Description:         | Reconstruct parking lot    |
| Classification:      | Roads, Bridges & Utilities |
| Physically Complete: | Yes                        |
| Payments Complete:   | No                         |

### Downtown Parking Lot Resurfacing Projects

|                      |                                |
|----------------------|--------------------------------|
| Description:         | Resurfacing of Lot 2 and Lot 4 |
| Classification:      | Roads, Bridges & Utilities     |
| Physically Complete: | Yes                            |
| Payments Complete:   | No                             |

### Downtown Street and Alley Resurfacing

|                      |   |
|----------------------|---|
| Description:         | Resurfacing Downtown Streets and Alleys |
| Classification:      | Roads, Bridges & Utilities              |
| Physically Complete: | Yes                                     |
| Payments Complete:   | No                                      |

### Pearl City Station Flood Repairs

|                      |  |
|----------------------|--|
| Description:         | Local Share Repairs to Pearl City Station              |
| Classification:      | Municipal and other publicly-owned or leased buildings |
| Physically Complete: | Yes  |
| Payments Complete:   | No   |

### Riverfront Erosion Control Project

|                      |  |
|----------------------|--|
| Description:         | Local Share of Riverfront Erosion Control<br>Recreational facilities (lake development, parks, ball fields,<br>trails) |
| Classification:      |  |
| Physically Complete: | Yes  |
| Payments Complete:   | No   |

# Debts/Obligations For MUSCATINE CITY DOWNTOWN URBAN RENEWAL

## 6-1-2010 General Obligation Bonds

|                        |                             |
|------------------------|-----------------------------|
| Debt/Obligation Type:  | Gen. Obligation Bonds/Notes |
| Principal:             | 580,000                     |
| Interest:              | 36,000                      |
| Total:                 | 616,000                     |
| Annual Appropriation?: | No                          |
| Date Incurred:         | 06/01/2010                  |
| FY of Last Payment:    | 2020                        |

## Non-Rebates For MUSCATINE CITY DOWNTOWN URBAN RENEWAL

TIF Expenditure Amount: 202,650  
Tied To Debt: 6-1-2010 General Obligation  
Bonds  
Tied To Project: 3rd & Chestnut Pkg Lot  
Reconstruction

TIF Expenditure Amount: 0  
Tied To Debt: 6-1-2010 General Obligation  
Bonds  
Tied To Project: Downtown Parking Lot  
Resurfacing Projects

TIF Expenditure Amount: 0  
Tied To Debt: 6-1-2010 General Obligation  
Bonds  
Tied To Project: Downtown Street and Alley  
Resurfacing

TIF Expenditure Amount: 0  
Tied To Debt: 6-1-2010 General Obligation  
Bonds  
Tied To Project: Pearl City Station Flood Repairs

TIF Expenditure Amount: 0  
Tied To Debt: 6-1-2010 General Obligation  
Bonds  
Tied To Project: Riverfront Erosion Control Project

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2018



**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: 70108  
 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 - 1/1/2016 for FY 2018**

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total     | Gas/Electric Utility | Total     |
|-------------------|--------------|-------------|------------|------------|-------|----------|-----------|----------------------|-----------|
| Assessed          | 0            | 0           | 3,793,330  | 4,950,010  | 0     | 0        | 8,743,340 | 0                    | 8,743,340 |
| Taxable           | 0            | 0           | 3,413,997  | 4,455,009  | 0     | 0        | 7,869,006 | 0                    | 7,869,006 |
| Homestead Credits |              |             |            |            |       |          |           |                      | 0         |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2018 | 1,472,270         | 7,271,070           | 2,488,926      | 4,782,144          | 157,332                    |

FY 2018 TIF Revenue Received: 199,136

**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 | 70059    | 70097         | 3,563,901            |

**Urban Renewal Area Value by Class - 1/1/2016 for FY 2018**

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total     | Gas/Electric Utility | Total     |
|-------------------|--------------|-------------|------------|------------|-------|----------|-----------|----------------------|-----------|
| Assessed          | 0            | 0           | 3,959,890  | 0          | 0     | 0        | 3,959,890 | 0                    | 3,959,890 |
| Taxable           | 0            | 0           | 3,563,901  | 0          | 0     | 0        | 3,563,901 | 0                    | 3,563,901 |
| Homestead Credits |              |             |            |            |       |          |           |                      | 0         |

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2017:** 0      0      **Amount of 07-01-2017 Cash Balance Restricted for LMI**

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

|                               |          |
|-------------------------------|----------|
| Rebate Expenditures:          | 0        |
| Non-Rebate Expenditures:      | 0        |
| Returned to County Treasurer: | 0        |
| <b>Total Expenditures:</b>    | <b>0</b> |

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2018:** 0      0      **Amount of 06-30-2018 Cash Balance Restricted for LMI**

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2018

**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: | 70097  |                         |
| TIF Taxing District Base Year:   | 1973   | <b>UR Designation</b>   |
| FY TIF Revenue First Received:   | 1981   | Slum No                 |
| Subject to a Statutory end date? | No   | Blighted 12/1971        |
|                                  |  | Economic Development No |

TIF Taxing District Value by Class - 1/1/2016 for FY 2018

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total     | Gas/Electric Utility | Total     |
|-------------------|--------------|-------------|------------|------------|-------|----------|-----------|----------------------|-----------|
| Assessed          | 0            | 0           | 3,959,890  | 0          | 0     | 0        | 3,959,890 | 0                    | 3,959,890 |
| Taxable           | 0            | 0           | 3,563,901  | 0          | 0     | 0        | 3,563,901 | 0                    | 3,563,901 |
| Homestead Credits |              |             |            |            |       |          |           |                      | 0         |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2018 | 270,710           | 3,563,901           | 3,563,901      | 0                  | 0                          |

FY 2018 TIF Revenue Received: 0

**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/MUSCATINE SCH/MUSCATINE FIRE/NORTHEAST UR TIF INCREM  | 70089    | 70102         | 243,007              |
| MUSCATINE CITY AG/MUSCATINE SCH/MUSCATINE FD/NORTHEAST UR TIF INCREM | 70090    | 70110         | 27,664               |
| MUSCATINE CITY/MUSC SCH/MUSC FIRE/NORTHEAST 10 UR TIF INCREM         | 70183    | 70184         | 108,365              |
| MUSCATINE CITY/MUSC SCH/MUSC FIRE/NORTHEAST 12 UR TIF INCREM         | 70193    | 70194         | 71,927               |
| MUSCATINE CITY/MUSC SCH/MUSC FIRE/NE UR HARRISON INCREM              | 70212    | 70213         | 0                    |

**Urban Renewal Area Value by Class - 1/1/2016 for FY 2018**

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total      | Gas/Electric Utility | Total      |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed          | 58,240       | 0           | 13,002,680 | 5,464,120  | 0     | 0        | 19,823,040 | 0                    | 19,823,040 |
| Taxable           | 27,664       | 0           | 11,702,412 | 4,917,708  | 0     | 0        | 17,718,634 | 0                    | 17,718,634 |
| Homestead Credits |              |             |            |            |       |          |            |                      | 0          |

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2017:** **14,569** **0** **Amount of 07-01-2017 Cash Balance Restricted for LMI**

|                                 |               |
|---------------------------------|---------------|
| TIF Revenue:                    | 13,917        |
| TIF Sp. Revenue Fund Interest:  | 363           |
| Property Tax Replacement Claims | 0             |
| Asset Sales & Loan Repayments:  | 0             |
| <b>Total Revenue:</b>           | <b>14,280</b> |

|                               |              |
|-------------------------------|--------------|
| Rebate Expenditures:          | 8,808        |
| Non-Rebate Expenditures:      | 0            |
| Returned to County Treasurer: | 0            |
| <b>Total Expenditures:</b>    | <b>8,808</b> |

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2018:** **20,041** **0** **Amount of 06-30-2018 Cash Balance Restricted for LMI**

## Projects For MUSCATINE CITY NORTHEAST URBAN RENEWAL

### Villas at MCC LLC Dev Agreement

|                      |  |
|----------------------|--|
| Description:         | Payments to Villas at MCC LLC  |
| Classification:      | Commercial - apartment/condos (residential use, classified commercial) |
| Physically Complete: | Yes  |
| Payments Complete:   | No   |

### Harrison Lofts Dev Agreement

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

## Debts/Obligations For MUSCATINE CITY NORTHEAST URBAN RENEWAL

### Villas at MCC LLC Rebate

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 341,969    |
| Interest:              | 0          |
| Total:                 | 341,969    |
| Annual Appropriation?: | No         |
| Date Incurred:         | 01/20/2011 |
| FY of Last Payment:    | 2023       |

### Harrison Lofts Rebate

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 675,000    |
| Interest:              | 0          |
| Total:                 | 675,000    |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 10/20/2016 |
| FY of Last Payment:    | 2034       |

## Non-Rebates For MUSCATINE CITY NORTHEAST URBAN RENEWAL

|                         |                              |
|-------------------------|------------------------------|
| TIF Expenditure Amount: | 0                            |
| Tied To Debt:           | Harrison Lofts Rebate        |
| Tied To Project:        | Harrison Lofts Dev Agreement |



## Rebates For MUSCATINE CITY NORTHEAST URBAN RENEWAL

### MCC Owned Property off Colorado Street

|                               |                                    |
|-------------------------------|------------------------------------|
| TIF Expenditure Amount:       | 8,808                              |
| Rebate Paid To:               | The Villas at MCC LLC              |
| Tied To Debt:                 | Villas at MCC LLC Rebate           |
| Tied To Project:              | Villas at MCC LLC Dev<br>Agreement |
| Projected Final FY of Rebate: | 2023                               |

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2018

**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/MUSCATINE SCH/MUSCATINE FIRE/NORTHEAST UR TIF INCREM  
 TIF Taxing District Inc. Number: 70102  
 TIF Taxing District Base Year: 1995  
 FY TIF Revenue First Received: 1998  
 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 - 1/1/2016 for FY 2018**

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total     | Gas/Electric Utility | Total     |
|-------------------|--------------|-------------|------------|------------|-------|----------|-----------|----------------------|-----------|
| Assessed          | 0            | 0           | 0          | 5,464,120  | 0     | 0        | 5,464,120 | 0                    | 5,464,120 |
| Taxable           | 0            | 0           | 0          | 4,917,708  | 0     | 0        | 4,917,708 | 0                    | 4,917,708 |
| Homestead Credits |              |             |            |            |       |          |           |                      | 0         |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2018 | 7,280             | 4,917,708           | 243,007        | 4,674,701          | 153,797                    |

FY 2018 TIF Revenue Received: 7,995

**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 AG/MUSCATINE SCH/MUSCATINE FD/NORTHEAST UR TIF INCREM  
 TIF Taxing District Inc. Number: 70110  
 TIF Taxing District Base Year: 1995  
 FY TIF Revenue First Received: 1998  
 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 - 1/1/2016 for FY 2018**

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total  | Gas/Electric Utility | Total  |
|-------------------|--------------|-------------|------------|------------|-------|----------|--------|----------------------|--------|
| Assessed          | 58,240       | 0           | 0          | 0          | 0     | 0        | 58,240 | 0                    | 58,240 |
| Taxable           | 27,664       | 0           | 0          | 0          | 0     | 0        | 27,664 | 0                    | 27,664 |
| Homestead Credits |              |             |            |            |       |          |        |                      | 0      |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2018 | 17,170            | 27,664              | 27,664         | 0                  | 0                          |

FY 2018 TIF Revenue Received: 635

**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:                       | 70184  |  |
| 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 - 1/1/2016 for FY 2018

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total     | Gas/Electric Utility | Total     |
|-------------------|--------------|-------------|------------|------------|-------|----------|-----------|----------------------|-----------|
| Assessed          | 0            | 0           | 2,113,830  | 0          | 0     | 0        | 3,411,830 | 0                    | 3,411,830 |
| Taxable           | 0            | 0           | 1,902,447  | 0          | 0     | 0        | 2,973,297 | 0                    | 2,973,297 |
| Homestead Credits |              |             |            |            |       |          |           |                      | 0         |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2018 | 1,218,850         | 2,192,980           | 108,365        | 2,084,615          | 68,583                     |

FY 2018 TIF Revenue Received: 2,923

**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: | 70194  |  |
| 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 - 1/1/2016 for FY 2018

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total      | Gas/Electric Utility | Total      |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed          | 0            | 0           | 10,888,850 | 0          | 0     | 0        | 10,888,850 | 0                    | 10,888,850 |
| Taxable           | 0            | 0           | 9,799,965  | 0          | 0     | 0        | 9,799,965  | 0                    | 9,799,965  |
| Homestead Credits |              |             |            |            |       |          |            |                      | 0          |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2018 | 9,433,280         | 1,455,570           | 71,927         | 1,383,643          | 45,522                     |

FY 2018 TIF Revenue Received: 2,364

**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: 70213  
 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 - 1/1/2016 for FY 2018

|                   | 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 2018 | 114,740           | 0                   | 0              | 0                  | 0                          |

FY 2018 TIF Revenue Received: 0

**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        | 70078    | 70094         | 7,302,155            |
| MUSCATINE CITY AG/MUSCATINE SCH/MUSCATINE FD/REV SOUTH END TIF INCREM     | 70079    | 70109         | 292,226              |
| MUSCATINE CITY/LOUISA-MUSCATINE SCH/MUSC FIRE/REV SE UR 03 TIF INCREM     | 70134    | 70135         | 2,862,410            |
| MUSCATINE CITY AG/LOUISA-MUSCATINE SCH/MUSCATINE FIRE/SE UR 03 TIF INCREM | 70136    | 70137         | 206,541              |
| MUSCATINE CITY AG/MUSCATINE SCH/MUSCATINE FIRE/REV SE 03 UR TIF INCREM    | 70138    | 70139         | 333,706              |
| MUSCATINE CITY/MUSCATINE SCH/MUSC FIRE/REV SE UR 03 TIF INCREM            | 70140    | 70141         | 930,200              |
| MUSCATINE CITY/MUSCATINE SCH/MUSC FIRE/UR SE MUSCO TIF INCREM             | 70147    | 70148         | 4,217,550            |
| MUSCATINE CITY/MUSC SCH/MUSC FIRE/REV SE 03 UR CUR TIF INCREM             | 70163    | 70164         | 503,170              |
| MUSCATINE CITY/MUSC SCH/MUSC FIRE/REV SE 03 UR NEW TIF INCREM             | 70165    | 70166         | 462,720              |
| MUSCATINE CITY/MUSC SCH/MUSC FIRE/SE A&E CONV UR TIF INCREM               | 70181    | 70182         | 33,364               |
| MUSCATINE CITY/MUSC SCH/MUSC FIRE/REV SE W-VIEW UR TIF INCREM             | 70191    | 70192         | 19,634,781           |
| MUSCATINE CITY/MUSC SCH/MUSC FIRE/REV SE WAL-VIEW II INCREM               | 70214    | 70215         | 9,212,108            |
| MUSCATINE CITY/MUSC SCH/MUSC FIRE/REV SE UNION TANK INCREM                | 70216    | 70217         | 132,867              |

**Urban Renewal Area Value by Class - 1/1/2016 for FY 2018**

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total       | Gas/Electric Utility | Total       |
|-------------------|--------------|-------------|------------|------------|-------|----------|-------------|----------------------|-------------|
| Assessed          | 2,386,030    | 31,284,350  | 57,639,260 | 32,755,290 | 0     | -72,228  | 126,101,412 | 0                    | 126,101,412 |
| Taxable           | 1,133,350    | 17,813,021  | 51,875,334 | 29,479,761 | 0     | -72,228  | 101,968,927 | 0                    | 101,968,927 |
| Homestead Credits |              |             |            |            |       |          |             |                      | 207         |

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2017:** **918,361** **0** **Amount of 07-01-2017 Cash Balance Restricted for LMI**

|                                 |                  |
|---------------------------------|------------------|
| TIF Revenue:                    | 1,506,508        |
| TIF Sp. Revenue Fund Interest:  | 11,501           |
| Property Tax Replacement Claims | 0                |
| Asset Sales & Loan Repayments:  | 0                |
| <b>Total Revenue:</b>           | <b>1,518,009</b> |

|                               |                  |
|-------------------------------|------------------|
| Rebate Expenditures:          | 1,040,523        |
| Non-Rebate Expenditures:      | 505,855          |
| Returned to County Treasurer: | 0                |
| <b>Total Expenditures:</b>    | <b>1,546,378</b> |

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2018:** **889,992** **0** **Amount of 06-30-2018 Cash Balance Restricted for LMI**

## Projects For MUSCATINE CITY SOUTHEND URBAN RENEWAL

### Airport Terminal Building

|                      |  |
|----------------------|--|
| Description:         | Construct new Airport Terminal Building                |
| Classification:      | Municipal and other publicly-owned or leased buildings |
| Physically Complete: | Yes  |
| Payments Complete:   | No   |

### Southend Water Extension Project

|                      |                                       |
|----------------------|---------------------------------------|
| Description:         | Extend Water Service to Southend Area |
| Classification:      | Roads, Bridges & Utilities            |
| Physically Complete: | Yes                                   |
| Payments Complete:   | No                                    |

### Musco Sports Lighting Dev. Agreement

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

### Curry's Transportation Dev. Agreement

|                      |   |
|----------------------|---|
| Description:         | Payments to Curry's Transportation                  |
| Classification:      | Commercial - warehouses and distribution facilities |
| Physically Complete: | Yes   |
| Payments Complete:   | No  |

### Newcomb Properties LLC Dev. Agreement

|                      |   |
|----------------------|---|
| Description:         | Payments to Newcomb Properties LLC                  |
| Classification:      | Commercial - warehouses and distribution facilities |
| Physically Complete: | Yes   |
| Payments Complete:   | No  |

### A&E Convenience LLC Dev. Agreement

|                      |                                  |
|----------------------|----------------------------------|
| Description:         | Payments to A&E Convencience LLC |
| Classification:      | Commercial - retail              |
| Physically Complete: | Yes                              |
| Payments Complete:   | No                               |

### 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: | No   |
| Payments Complete:   | No   |

## **Chamber Economic Development Grant**

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

## **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:   | No  |

## **Union Tank Car Company Development Agreement**

|                      |                                    |
|----------------------|------------------------------------|
| Description:         | Payments to Union Tank Car Company |
| Classification:      | Industrial/manufacturing property  |
| Physically Complete: | Yes                                |
| Payments Complete:   | No                                 |

## **Community Marketing Study**

|                      |                                   |
|----------------------|-----------------------------------|
| Description:         | Contribution to Chamber for Study |
| Classification:      | Administrative expenses           |
| Physically Complete: | Yes                               |
| Payments Complete:   | No                                |

## **Housing Demand Study**

|                      |  |
|----------------------|--|
| Description:         | Study to Determine Housing Needs in City |
| Classification:      | Administrative expenses                  |
| Physically Complete: | Yes                                      |
| Payments Complete:   | No                                       |



# Debts/Obligations For MUSCATINE CITY SOUTHEND URBAN RENEWAL

## TIF Revenue Bonds 6-24-04

|                        |                         |
|------------------------|-------------------------|
| Debt/Obligation Type:  | TIF Revenue Bonds/Notes |
| Principal:             | 565,000                 |
| Interest:              | 82,425                  |
| Total:                 | 647,425                 |
| Annual Appropriation?: | No                      |
| Date Incurred:         | 06/24/2004              |
| FY of Last Payment:    | 2021                    |

## Musco Sports Lighting Rebate

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 894,421    |
| Interest:              | 0          |
| Total:                 | 894,421    |
| Annual Appropriation?: | No         |
| Date Incurred:         | 04/03/2003 |
| FY of Last Payment:    | 2020       |

## Curry's Transportation Rebate

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 229,179    |
| Interest:              | 0          |
| Total:                 | 229,179    |
| Annual Appropriation?: | No         |
| Date Incurred:         | 07/16/2009 |
| FY of Last Payment:    | 2020       |

## Newcomb Properties Rebate

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 44,944     |
| Interest:              | 0          |
| Total:                 | 44,944     |
| Annual Appropriation?: | No         |
| Date Incurred:         | 07/16/2009 |
| FY of Last Payment:    | 2020       |

## A&E Convenience Rebate

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 23,086     |
| Interest:              | 0          |
| Total:                 | 23,086     |
| Annual Appropriation?: | No         |
| Date Incurred:         | 01/20/2011 |
| FY of Last Payment:    | 2022       |

## Wal-View Developments Rebate

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 3,799,293  |
| Interest:              | 0          |
| Total:                 | 3,799,293  |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 06/30/2013 |
| FY of Last Payment:    | 2025       |

## Union Tank Car Co Rebate

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 45,000     |
| Interest:              | 0          |
| Total:                 | 45,000     |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 10/15/2015 |
| FY of Last Payment:    | 2027       |

## Wal-View Developments #2 Rebate

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 2,000,000  |
| Interest:              | 0          |
| Total:                 | 2,000,000  |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 12/18/2014 |
| FY of Last Payment:    | 2027       |

## Administrative Expenses

|                        |                |
|------------------------|----------------|
| Debt/Obligation Type:  | Internal Loans |
| Principal:             | 148,900        |
| Interest:              | 0              |
| Total:                 | 148,900        |
| Annual Appropriation?: | No             |
| Date Incurred:         | 11/03/2016     |
| FY of Last Payment:    | 2018           |

## Chamber Economic Development Grant

|                        |                |
|------------------------|----------------|
| Debt/Obligation Type:  | Internal Loans |
| Principal:             | 38,000         |
| Interest:              | 0              |
| Total:                 | 38,000         |
| Annual Appropriation?: | No             |
| Date Incurred:         | 11/03/2016     |
| FY of Last Payment:    | 2018           |

## Small Business Forgivable Loan Program

|                       |                |
|-----------------------|----------------|
| Debt/Obligation Type: | Internal Loans |
|-----------------------|----------------|

|                        |            |
|------------------------|------------|
| Principal:             | 100,000    |
| Interest:              | 0          |
| Total:                 | 100,000    |
| Annual Appropriation?: | No         |
| Date Incurred:         | 11/03/2016 |
| FY of Last Payment:    | 2018       |

### **Community Marketing Study**

|                        |                |
|------------------------|----------------|
| Debt/Obligation Type:  | Internal Loans |
| Principal:             | 32,000         |
| Interest:              | 0              |
| Total:                 | 32,000         |
| Annual Appropriation?: | No             |
| Date Incurred:         | 11/03/2016     |
| FY of Last Payment:    | 2018           |

### **Administrative Expenses**

|                        |                |
|------------------------|----------------|
| Debt/Obligation Type:  | Internal Loans |
| Principal:             | 141,333        |
| Interest:              | 0              |
| Total:                 | 141,333        |
| Annual Appropriation?: | No             |
| Date Incurred:         | 11/02/2017     |
| FY of Last Payment:    | 2019           |

### **Chamber Economic Development Grant**

|                        |                |
|------------------------|----------------|
| Debt/Obligation Type:  | Internal Loans |
| Principal:             | 38,000         |
| Interest:              | 0              |
| Total:                 | 38,000         |
| Annual Appropriation?: | No             |
| Date Incurred:         | 11/02/2017     |
| FY of Last Payment:    | 2019           |

### **Small Business Forgivable Loan Program**

|                        |                |
|------------------------|----------------|
| Debt/Obligation Type:  | Internal Loans |
| Principal:             | 100,000        |
| Interest:              | 0              |
| Total:                 | 100,000        |
| Annual Appropriation?: | No             |
| Date Incurred:         | 11/02/2017     |
| FY of Last Payment:    | 2019           |

### **Housing Demand Study**

|                        |                |
|------------------------|----------------|
| Debt/Obligation Type:  | Internal Loans |
| Principal:             | 25,000         |
| Interest:              | 0              |
| Total:                 | 25,000         |
| Annual Appropriation?: | No             |

Date Incurred: 11/03/2016  
FY of Last Payment: 2018

**Housing Demand Study Add'l**

Debt/Obligation Type: Internal Loans  
Principal: 7,000  
Interest: 0  
Total: 7,000  
Annual Appropriation?: No  
Date Incurred: 11/02/2017  
FY of Last Payment: 2019

## Non-Rebates For MUSCATINE CITY SOUTHEND URBAN RENEWAL

|                         |  |
|-------------------------|--|
| TIF Expenditure Amount: | 161,955                                |
| Tied To Debt:           | TIF Revenue Bonds 6-24-04              |
| Tied To Project:        | Airport Terminal Building              |
| TIF Expenditure Amount: | 0                                      |
| Tied To Debt:           | TIF Revenue Bonds 6-24-04              |
| Tied To Project:        | Southend Water Extension Project       |
| TIF Expenditure Amount: | 148,900                                |
| Tied To Debt:           | Administrative Expenses                |
| Tied To Project:        | Administrative Expenses                |
| TIF Expenditure Amount: | 38,000                                 |
| Tied To Debt:           | Chamber Economic Development Grant     |
| Tied To Project:        | Chamber Economic Development Grant     |
| TIF Expenditure Amount: | 100,000                                |
| Tied To Debt:           | Small Business Forgivable Loan Program |
| Tied To Project:        | Small Business Forgivable Loan Program |
| TIF Expenditure Amount: | 32,000                                 |
| Tied To Debt:           | Community Marketing Study              |
| Tied To Project:        | Community Marketing Study              |
| TIF Expenditure Amount: | 25,000                                 |
| Tied To Debt:           | Housing Demand Study                   |
| Tied To Project:        | Housing Demand Study                   |

## Rebates For MUSCATINE CITY SOUTHEND URBAN RENEWAL

### 2107 Stewart Road

TIF Expenditure Amount: 82,308  
 Rebate Paid To: Musco Sports Lighting LLC  
 Tied To Debt: Musco Sports Lighting Rebate  
 Tied To Project: Musco Sports Lighting Dev.  
 Agreement  
 Projected Final FY of Rebate: 2020

### 4200 Highway 61 South

TIF Expenditure Amount: 0  
 Rebate Paid To: Curry's Transportation Service Inc.  
 Tied To Debt: Curry's Transportation Rebate  
 Tied To Project: Curry's Transportation Dev.  
 Agreement  
 Projected Final FY of Rebate: 2020

### 3606 Grandview Avenue

TIF Expenditure Amount: 8,171  
 Rebate Paid To: Newcomb Properties LLC  
 Tied To Debt: Newcomb Properties Rebate  
 Tied To Project: Newcomb Properties LLC Dev.  
 Agreement  
 Projected Final FY of Rebate: 2020

### 4701 Highway 61 Sourth

TIF Expenditure Amount: 3,891  
 Rebate Paid To: A&E Convience LLC  
 Tied To Debt: A&E Convenience Rebate  
 Tied To Project: Administrative Expenses  
 Projected Final FY of Rebate: 2022

### 4815 55th Ave West

TIF Expenditure Amount: 642,970  
 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: 299,238  
 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

**2603 Dick Drake Way**

TIF Expenditure Amount: 3,945  
Rebate Paid To: Union Tank Car Company  
Tied To Debt: Union Tank Car Co Rebate  
Tied To Project: Union Tank Car Company  
Development Agreement  
Projected Final FY of Rebate: 2027

## Jobs For MUSCATINE CITY SOUTHEND URBAN RENEWAL

|  |   |
|--|---|
| Project:                                       | Wal-View Developments Dev.<br>Agreement                 |
| Company Name:                                  | Wal-View Developments Limited<br>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<br>Development Agreement Project<br>#2 |
| Company Name:                                  | Wal-View Developments Limited<br>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  |

|  |   |
|--|---|
| Project:                                       | Union Tank Car Company<br>Development Agreement |
| Company Name:                                  | Union Tank Car Company                          |
| Date Agreement Began:                          | 10/15/2015                                      |
| Date Agreement Ends:                           | 06/30/2027                                      |
| Number of Jobs Created or Retained:            | 30  |
| Total Annual Wages of Required Jobs:           | 0   |
| Total Estimated Private Capital Investment:    | 1,905,000                                       |
| Total Estimated Cost of Public Infrastructure: | 0   |



256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2018

**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: 70094  
 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 - 1/1/2016 for FY 2018**

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total      | Gas/Electric Utility | Total      |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed          | 0            | 5,358,910   | 12,906,250 | 6,957,100  | 0     | -14,816  | 27,213,314 | 0                    | 27,213,314 |
| Taxable           | 0            | 3,051,328   | 11,615,625 | 6,261,390  | 0     | -14,816  | 22,568,372 | 0                    | 22,568,372 |
| Homestead Credits |              |             |            |            |       |          |            |                      | 53         |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2018 | 13,340,702        | 13,887,428          | 7,302,155      | 6,585,273          | 216,654                    |

FY 2018 TIF Revenue Received: 240,249

**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: 70109  
 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 - 1/1/2016 for FY 2018**

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total   | Gas/Electric Utility | Total   |
|-------------------|--------------|-------------|------------|------------|-------|----------|---------|----------------------|---------|
| Assessed          | 615,220      | 0           | 0          | 0          | 0     | 0        | 615,220 | 0                    | 615,220 |
| Taxable           | 292,226      | 0           | 0          | 0          | 0     | 0        | 292,226 | 0                    | 292,226 |
| Homestead Credits |              |             |            |            |       |          |         |                      | 0       |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2018 | 143,965           | 292,226             | 292,226        | 0                  | 0                          |

FY 2018 TIF Revenue Received: 4,939

**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: 70135  
 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 - 1/1/2016 for FY 2018**

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total      | Gas/Electric Utility | Total      |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed          | 0            | 19,427,130  | 7,445,640  | 7,465,450  | 0     | -42,596  | 34,295,624 | 0                    | 34,295,624 |
| Taxable           | 0            | 11,061,619  | 6,701,076  | 6,718,905  | 0     | -42,596  | 24,439,004 | 0                    | 24,439,004 |
| Homestead Credits |              |             |            |            |       |          |            |                      | 124        |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2018 | 28,894,995        | 5,443,225           | 2,862,410      | 2,580,815          | 82,579                     |

FY 2018 TIF Revenue Received: 91,583

**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: 70137  
 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 - 1/1/2016 for FY 2018**

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total   | Gas/Electric Utility | Total   |
|-------------------|--------------|-------------|------------|------------|-------|----------|---------|----------------------|---------|
| Assessed          | 434,830      | 0           | 0          | 0          | 0     | 0        | 434,830 | 0                    | 434,830 |
| Taxable           | 206,541      | 0           | 0          | 0          | 0     | 0        | 206,541 | 0                    | 206,541 |
| Homestead Credits |              |             |            |            |       |          |         |                      | 0       |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2018 | 99,855            | 206,541             | 206,541        | 0                  | 0                          |

FY 2018 TIF Revenue Received: 3,353

**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: 70139  
 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 - 1/1/2016 for FY 2018**

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total     | Gas/Electric Utility | Total     |
|-------------------|--------------|-------------|------------|------------|-------|----------|-----------|----------------------|-----------|
| Assessed          | 1,335,980    | 0           | 0          | 0          | 0     | 0        | 1,335,980 | 0                    | 1,335,980 |
| Taxable           | 634,583      | 0           | 0          | 0          | 0     | 0        | 634,583   | 0                    | 634,583   |
| Homestead Credits |              |             |            |            |       |          |           |                      | 0         |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2018 | 306,470           | 634,583             | 333,706        | 300,877            | 6,898                      |

FY 2018 TIF Revenue Received: 10,725

**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: 70141  
 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 - 1/1/2016 for FY 2018**

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total      | Gas/Electric Utility | Total      |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed          | 0            | 6,498,310   | 1,923,810  | 8,232,690  | 0     | -14,816  | 16,742,834 | 0                    | 16,742,834 |
| Taxable           | 0            | 3,700,074   | 1,731,429  | 7,409,421  | 0     | -14,816  | 12,910,952 | 0                    | 12,910,952 |
| Homestead Credits |              |             |            |            |       |          |            |                      | 30         |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2018 | 14,988,760        | 1,768,890           | 930,200        | 838,690            | 27,593                     |

FY 2018 TIF Revenue Received: 30,601

**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/UR SE MUSCO TIF INCREM |
| TIF Taxing District Inc. Number: | 70148   |
| 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 - 1/1/2016 for FY 2018

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total     | Gas/Electric Utility | Total     |
|-------------------|--------------|-------------|------------|------------|-------|----------|-----------|----------------------|-----------|
| Assessed          | 0            | 0           | 0          | 7,102,640  | 0     | 0        | 7,102,640 | 0                    | 7,102,640 |
| Taxable           | 0            | 0           | 0          | 6,392,376  | 0     | 0        | 6,392,376 | 0                    | 6,392,376 |
| Homestead Credits |              |             |            |            |       |          |           |                      | 0         |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2018 | 2,885,090         | 4,217,550           | 4,217,550      | 0                  | 0                          |

FY 2018 TIF Revenue Received: 138,756

**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 03 UR CUR TIF INCREM |
| TIF Taxing District Inc. Number: | 70164   |
| TIF Taxing District Base Year:   | 2008  |
| 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 - 1/1/2016 for FY 2018

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total     | Gas/Electric Utility | Total     |
|-------------------|--------------|-------------|------------|------------|-------|----------|-----------|----------------------|-----------|
| Assessed          | 0            | 0           | 1,517,180  | 0          | 0     | 0        | 1,517,180 | 0                    | 1,517,180 |
| Taxable           | 0            | 0           | 1,365,462  | 0          | 0     | 0        | 1,365,462 | 0                    | 1,365,462 |
| Homestead Credits |              |             |            |            |       |          |           |                      | 0         |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2018 | 1,014,010         | 503,170             | 503,170        | 0                  | 0                          |

FY 2018 TIF Revenue Received: 16,554

**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 03 UR NEW TIF INCREM |                              |
| TIF Taxing District Inc. Number: | 70166   |                              |
| TIF Taxing District Base Year:   | 2008  | <b>UR Designation</b>        |
| FY TIF Revenue First Received:   | 1996  | Slum No                      |
| Subject to a Statutory end date? | No  | Blighted No                  |
|                                  |   | Economic Development 07/1994 |

TIF Taxing District Value by Class - 1/1/2016 for FY 2018

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total   | Gas/Electric Utility | Total   |
|-------------------|--------------|-------------|------------|------------|-------|----------|---------|----------------------|---------|
| Assessed          | 0            | 0           | 781,280    | 0          | 0     | 0        | 781,280 | 0                    | 781,280 |
| Taxable           | 0            | 0           | 703,152    | 0          | 0     | 0        | 703,152 | 0                    | 703,152 |
| Homestead Credits |              |             |            |            |       |          |         |                      | 0       |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2018 | 318,560           | 462,720             | 462,720        | 0                  | 0                          |

FY 2018 TIF Revenue Received: 15,223

**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/SE A&E CONV UR TIF INCREM |                              |
| TIF Taxing District Inc. Number: | 70182   |                              |
| TIF Taxing District Base Year:   | 2010  | <b>UR Designation</b>        |
| FY TIF Revenue First Received:   | 2013  | Slum No                      |
| Subject to a Statutory end date? | No  | Blighted No                  |
|                                  |   | Economic Development 01/2011 |

TIF Taxing District Value by Class - 1/1/2016 for FY 2018

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total   | Gas/Electric Utility | Total   |
|-------------------|--------------|-------------|------------|------------|-------|----------|---------|----------------------|---------|
| Assessed          | 0            | 0           | 686,250    | 0          | 0     | 0        | 686,250 | 0                    | 686,250 |
| Taxable           | 0            | 0           | 617,625    | 0          | 0     | 0        | 617,625 | 0                    | 617,625 |
| Homestead Credits |              |             |            |            |       |          |         |                      | 0       |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2018 | 368,840           | 317,410             | 33,364         | 284,046            | 9,345                      |

FY 2018 TIF Revenue Received: 1,098

**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: | 70192   |
| TIF Taxing District Base Year:   | 2013  |
| 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 - 1/1/2016 for FY 2018

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total      | Gas/Electric Utility | Total      |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed          | 0            | 0           | 21,925,670 | 0          | 0     | 0        | 21,925,670 | 0                    | 21,925,670 |
| Taxable           | 0            | 0           | 19,733,103 | 0          | 0     | 0        | 19,733,103 | 0                    | 19,733,103 |
| Homestead Credits |              |             |            |            |       |          |            |                      | 0          |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2018 | 161,040           | 19,733,103          | 19,634,781     | 98,322             | 3,235                      |

FY 2018 TIF Revenue Received: 645,979

**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: | 70215   |
| 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 - 1/1/2016 for FY 2018

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total      | Gas/Electric Utility | Total      |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed          | 0            | 0           | 10,453,180 | 0          | 0     | 0        | 10,453,180 | 0                    | 10,453,180 |
| Taxable           | 0            | 0           | 9,407,862  | 0          | 0     | 0        | 9,407,862  | 0                    | 9,407,862  |
| Homestead Credits |              |             |            |            |       |          |            |                      | 0          |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2018 | 310,200           | 9,407,862           | 9,212,108      | 195,754            | 6,440                      |

FY 2018 TIF Revenue Received: 303,077

**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: 70217  
 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 - 1/1/2016 for FY 2018

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total     | Gas/Electric Utility | Total     |
|-------------------|--------------|-------------|------------|------------|-------|----------|-----------|----------------------|-----------|
| Assessed          | 0            | 0           | 0          | 2,997,410  | 0     | 0        | 2,997,410 | 0                    | 2,997,410 |
| Taxable           | 0            | 0           | 0          | 2,697,669  | 0     | 0        | 2,697,669 | 0                    | 2,697,669 |
| Homestead Credits |              |             |            |            |       |          |           |                      | 0         |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2018 | 2,745,870         | 251,540             | 132,867        | 118,673            | 3,904                      |

FY 2018 TIF Revenue Received: 4,371



**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 | 70155    | 70156         | 0                    |

**Urban Renewal Area Value by Class - 1/1/2016 for FY 2018**

|                   | 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 07-01-2017:** 32,139      0      **Amount of 07-01-2017 Cash Balance Restricted for LMI**

|                                 |            |
|---------------------------------|------------|
| TIF Revenue:                    | 0          |
| TIF Sp. Revenue Fund Interest:  | 328        |
| Property Tax Replacement Claims | 0          |
| Asset Sales & Loan Repayments:  | 0          |
| <b>Total Revenue:</b>           | <b>328</b> |

|                               |          |
|-------------------------------|----------|
| Rebate Expenditures:          | 0        |
| Non-Rebate Expenditures:      | 0        |
| Returned to County Treasurer: | 0        |
| <b>Total Expenditures:</b>    | <b>0</b> |

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2018:** 32,467      0      **Amount of 06-30-2018 Cash Balance Restricted for LMI**

## Projects For MUSCATINE MALL URBAN RENEWAL

### Muscatine Mall Development Agreement

|                      |   |
|----------------------|---|
| Description:         | Payments for development, renovation and improvements to Muscatine Mall |
| Classification:      | Commercial - retail   |
| Physically Complete: | Yes   |
| Payments Complete:   | Yes   |

## Debts/Obligations For MUSCATINE MALL URBAN RENEWAL

### Administrative and Professional Services

|                        |                |
|------------------------|----------------|
| Debt/Obligation Type:  | Internal Loans |
| Principal:             | 32,467         |
| Interest:              | 0              |
| Total:                 | 32,467         |
| Annual Appropriation?: | No             |
| Date Incurred:         | 11/02/2017     |
| FY of Last Payment:    | 2019           |

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2018

**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: 70156  
 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 - 1/1/2016 for FY 2018**

|                   | 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 2018 | 9,216,520         | 0                   | 0              | 0                  | 0                          |

FY 2018 TIF Revenue Received: 0

**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: 11/2003

UR Area Purpose: To foster commercial and industrial development in this area in accordance with sound planning standards and local community objectives.

**Tax Districts within this Urban Renewal Area**

|  | Base No. | Increment No. | Increment Value Used |
|--|----------|---------------|----------------------|
| MUSCATINE CITY/MUSCATINE SCH/MUSCATINE FIRE/NE UR CEDAR TIF INCREM | 70145    | 70146         | 8,090,120            |

**Urban Renewal Area Value by Class - 1/1/2016 for FY 2018**

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total      | Gas/Electric Utility | Total      |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed          | 0            | 0           | 21,379,520 | 0          | 0     | 0        | 21,379,520 | 0                    | 21,379,520 |
| Taxable           | 0            | 0           | 19,241,568 | 0          | 0     | 0        | 19,241,568 | 0                    | 19,241,568 |
| Homestead Credits |              |             |            |            |       |          |            |                      | 0          |

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2017:** **55,546** **0** **Amount of 07-01-2017 Cash Balance Restricted for LMI**

|                                 |                |
|---------------------------------|----------------|
| TIF Revenue:                    | 266,163        |
| TIF Sp. Revenue Fund Interest:  | 711            |
| Property Tax Replacement Claims | 0              |
| Asset Sales & Loan Repayments:  | 0              |
| <b>Total Revenue:</b>           | <b>266,874</b> |

|                               |                |
|-------------------------------|----------------|
| Rebate Expenditures:          | 255,399        |
| Non-Rebate Expenditures:      | 0              |
| Returned to County Treasurer: | 0              |
| <b>Total Expenditures:</b>    | <b>255,399</b> |

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2018:** **67,021** **0** **Amount of 06-30-2018 Cash Balance Restricted for LMI**

# Projects For MUSCATINE CITY NORTHEAST CEDAR DEVELOPMENT URBAN RENEWAL

## Cedar Development Dev Agreement

|                      |                                    |
|----------------------|------------------------------------|
| Description:         | Payments to developer of this area |
| Classification:      | Commercial - retail                |
| Physically Complete: | No                                 |
| Payments Complete:   | No                                 |

## Debts/Obligations For MUSCATINE CITY NORTHEAST CEDAR DEVELOPMENT URBAN RENEWAL

### Cedar Development Rebate

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 3,288,704  |
| Interest:              | 0          |
| Total:                 | 3,288,704  |
| Annual Appropriation?: | No         |
| Date Incurred:         | 01/22/2004 |
| FY of Last Payment:    | 2019       |



## **Rebates For MUSCATINE CITY NORTHEAST CEDAR DEVELOPMENT URBAN RENEWAL**

### **Various properties along Hwy 61 N in northeast section of city**

|                               |                                    |
|-------------------------------|------------------------------------|
| TIF Expenditure Amount:       | 255,399                            |
| Rebate Paid To:               | VMI Northport Commons LLC          |
| Tied To Debt:                 | Cedar Development Rebate           |
| Tied To Project:              | Cedar Development Dev<br>Agreement |
| Projected Final FY of Rebate: | 2019                               |

**TIF Taxing District Data Collection**

Local Government Name: MUSCATINE (70G653)  
 Urban Renewal Area: MUSCATINE CITY NORTHEAST CEDAR DEVELOPMENT URBAN RENEWAL (70013)  
 TIF Taxing District Name: MUSCATINE CITY/MUSCATINE SCH/MUSCATINE FIRE/NE UR CEDAR TIF INCREM  
 TIF Taxing District Inc. Number: 70146  
 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 | 11/2003 |

**TIF Taxing District Value by Class - 1/1/2016 for FY 2018**

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total      | Gas/Electric Utility | Total      |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed          | 0            | 0           | 21,379,520 | 0          | 0     | 0        | 21,379,520 | 0                    | 21,379,520 |
| Taxable           | 0            | 0           | 19,241,568 | 0          | 0     | 0        | 19,241,568 | 0                    | 19,241,568 |
| Homestead Credits |              |             |            |            |       |          |            |                      | 0          |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2018 | 3,413,340         | 17,966,180          | 8,090,120      | 9,876,060          | 324,920                    |

FY 2018 TIF Revenue Received: 266,163

**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

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

UR Area Purpose:

**Tax Districts within this Urban Renewal Area**

|  | Base No. | Increment No. | Increment Value Used |
|--|----------|---------------|----------------------|
| MUSCATINE CITY/MUSC SCH/MUSC FIRE/HEINZ IND UR TIF INCREM  | 70169    | 70170         | 0                    |
| MUSCATINE CITY/MUSC SCH/MUSC FIRE/HEINZ 2014 UR TIF INCREM | 70189    | 70190         | 472,416              |

**Urban Renewal Area Value by Class - 1/1/2016 for FY 2018**

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total      | Gas/Electric Utility | Total      |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed          | 0            | 0           | 0          | 10,684,280 | 0     | 0        | 10,684,280 | 0                    | 10,684,280 |
| Taxable           | 0            | 0           | 0          | 9,615,852  | 0     | 0        | 9,615,852  | 0                    | 9,615,852  |
| Homestead Credits |              |             |            |            |       |          |            |                      | 0          |

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2017:**

5,865

0

**Amount of 07-01-2017 Cash Balance Restricted for LMI**

TIF Revenue: 15,542  
 TIF Sp. Revenue Fund Interest: 86  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 15,628**

Rebate Expenditures: 14,764  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures: 14,764**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2018:**

6,729

0

**Amount of 06-30-2018 Cash Balance Restricted for LMI**

# Projects For MUSCATINE CITY HEINZ INDUSTRIAL URBAN RENEWAL

## H.J. Heinz Development Agreement

|                      |                                   |
|----------------------|-----------------------------------|
| Description:         | Payments to H.J. Heinz            |
| Classification:      | Industrial/manufacturing property |
| Physically Complete: | Yes                               |
| Payments Complete:   | No                                |

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

|                      |                                   |
|----------------------|-----------------------------------|
| Description:         | Payments to H.J. Heinz            |
| Classification:      | Industrial/manufacturing property |
| Physically Complete: | Yes                               |
| Payments Complete:   | No                                |

## Debts/Obligations For MUSCATINE CITY HEINZ INDUSTRIAL URBAN RENEWAL

### H.J. Heinz Rebate

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 399,322    |
| Interest:              | 0          |
| Total:                 | 399,322    |
| Annual Appropriation?: | No         |
| Date Incurred:         | 06/17/2010 |
| FY of Last Payment:    | 2026       |

### H.J. Heinz Rebate

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 861,000    |
| Interest:              | 0          |
| Total:                 | 861,000    |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 02/20/2014 |
| FY of Last Payment:    | 2021       |

## 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 Debt:                 | H.J. Heinz Rebate                |
| Tied To Project:              | H.J. Heinz Development Agreement |
| Projected Final FY of Rebate: | 2026                             |

### Heinz Plant 1357 Isett Avenue

|                               |                                  |
|-------------------------------|----------------------------------|
| TIF Expenditure Amount:       | 14,764                           |
| Rebate Paid To:               | H,J. Heinz Company LP            |
| Tied To Debt:                 | H.J. Heinz Rebate                |
| 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 Development Agreement |
| Company Name:                                  | H.J. Heinz Company LP            |
| Date Agreement Began:                          | 06/17/2010                       |
| Date Agreement Ends:                           | 06/01/2026                       |
| Number of Jobs Created or Retained:            | 90                               |
| Total Annual Wages of Required Jobs:           | 0                                |
| Total Estimated Private Capital Investment:    | 23,900,000                       |
| Total Estimated Cost of Public Infrastructure: | 0                                |

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

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2018



**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 IND UR TIF INCREM  
 TIF Taxing District Inc. Number: 70170  
 TIF Taxing District Base Year: 2009  
 FY TIF Revenue First Received: 2012  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2031

|                      | UR Designation |
|----------------------|----------------|
| Slum                 | No             |
| Blighted             | No             |
| Economic Development | 01/2010        |

TIF Taxing District Value by Class - 1/1/2016 for FY 2018

|                   | 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 2018 | 11,123,480        | 0                   | 0              | 0                  | 0                          |

FY 2018 TIF Revenue Received: 0

**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: 70190  
 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 - 1/1/2016 for FY 2018

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total      | Gas/Electric Utility | Total      |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed          | 0            | 0           | 0          | 10,684,280 | 0     | 0        | 10,684,280 | 0                    | 10,684,280 |
| Taxable           | 0            | 0           | 0          | 9,615,852  | 0     | 0        | 9,615,852  | 0                    | 9,615,852  |
| Homestead Credits |              |             |            |            |       |          |            |                      | 0          |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2018 | 9,843,960         | 840,320             | 472,416        | 367,904            | 12,104                     |

FY 2018 TIF Revenue Received: 15,542

**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 | 70185    | 70186         | 2,214,449            |

**Urban Renewal Area Value by Class - 1/1/2016 for FY 2018**

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total     | Gas/Electric Utility | Total     |
|-------------------|--------------|-------------|------------|------------|-------|----------|-----------|----------------------|-----------|
| Assessed          | 0            | 0           | 2,801,820  | 0          | 0     | 0        | 2,801,820 | 0                    | 2,801,820 |
| Taxable           | 0            | 0           | 2,521,638  | 0          | 0     | 0        | 2,521,638 | 0                    | 2,521,638 |
| Homestead Credits |              |             |            |            |       |          |           |                      | 0         |

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2017:** **10,086** **0** **Amount of 07-01-2017 Cash Balance Restricted for LMI**

|                                 |               |
|---------------------------------|---------------|
| TIF Revenue:                    | 72,853        |
| TIF Sp. Revenue Fund Interest:  | 136           |
| Property Tax Replacement Claims | 0             |
| Asset Sales & Loan Repayments:  | 0             |
| <b>Total Revenue:</b>           | <b>72,989</b> |

|                               |               |
|-------------------------------|---------------|
| Rebate Expenditures:          | 66,777        |
| Non-Rebate Expenditures:      | 0             |
| Returned to County Treasurer: | 0             |
| <b>Total Expenditures:</b>    | <b>66,777</b> |

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2018:** **16,298** **0** **Amount of 06-30-2018 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:             | 1,359,715  |
| Interest:              | 0          |
| Total:                 | 1,359,715  |
| Annual Appropriation?: | No         |
| Date Incurred:         | 06/21/2012 |
| FY of Last Payment:    | 2030       |

## **Rebates For MUSCATINE CITY FRIDLEY THEATRES URBAN RENEWAL**

### **3611 Palms Driver**

|                               |                                   |
|-------------------------------|-----------------------------------|
| TIF Expenditure Amount:       | 66,777                            |
| 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                              |

## Jobs For MUSCATINE CITY FRIDLEY THEATRES URBAN RENEWAL

|  |  |
|--|--|
| Project:                                       | Fridley Theaters Dev Agreement                             |
| Company Name:                                  | R.L. Fridley Theatres, Inc. and<br>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  |

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2018

**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: 70186  
 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 - 1/1/2016 for FY 2018**

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total     | Gas/Electric Utility | Total     |
|-------------------|--------------|-------------|------------|------------|-------|----------|-----------|----------------------|-----------|
| Assessed          | 0            | 0           | 2,801,820  | 0          | 0     | 0        | 2,801,820 | 0                    | 2,801,820 |
| Taxable           | 0            | 0           | 2,521,638  | 0          | 0     | 0        | 2,521,638 | 0                    | 2,521,638 |
| Homestead Credits |              |             |            |            |       |          |           |                      | 0         |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2018 | 148,920           | 2,521,638           | 2,214,449      | 307,189            | 10,106                     |

FY 2018 TIF Revenue Received: 72,853



**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 | 70198    | 70199         | 0                    |

**Urban Renewal Area Value by Class - 1/1/2016 for FY 2018**

|                   | 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 07-01-2017:** 0 0 **Amount of 07-01-2017 Cash Balance Restricted for LMI**

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

|                               |          |
|-------------------------------|----------|
| Rebate Expenditures:          | 0        |
| Non-Rebate Expenditures:      | 0        |
| Returned to County Treasurer: | 0        |
| <b>Total Expenditures:</b>    | <b>0</b> |

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2018:** 0 0 **Amount of 06-30-2018 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

### Bi-State Economic Development Loan Local Match

|                        |                |
|------------------------|----------------|
| Debt/Obligation Type:  | Internal Loans |
| Principal:             | 67,500         |
| Interest:              | 0              |
| Total:                 | 67,500         |
| Annual Appropriation?: | No             |
| Date Incurred:         | 03/19/2015     |
| FY of Last Payment:    | 2019           |

### Riverview Hotel Development Agreement

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 6,150,000  |
| Interest:              | 0          |
| Total:                 | 6,150,000  |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 12/18/2014 |
| FY of Last Payment:    | 2038       |

## **Jobs For MUSCATINE CITY RIVERVIEW REINVESTMENT DISTRICT URBAN RENEWAL**

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

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2018

**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: 70199  
 TIF Taxing District Base Year: 2014  
 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 - 1/1/2016 for FY 2018**

|                   | 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 2018 | 3,874,720         | 0                   | 0              | 0                  | 0                          |

FY 2018 TIF Revenue Received: 0

**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 |
|--|----------|---------------|----------------------|
|--|----------|---------------|----------------------|

**Urban Renewal Area Value by Class - 1/1/2016 for FY 2018**

|                   | 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     |

|   |          |          |   |
|---|----------|----------|---|
| <b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2017:</b> | <b>0</b> | <b>0</b> | <b>Amount of 07-01-2017 Cash Balance Restricted for LMI</b> |
|---|----------|----------|---|

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

|                               |          |  |  |
|-------------------------------|----------|--|--|
| Rebate Expenditures:          | 0        |  |  |
| Non-Rebate Expenditures:      | 0        |  |  |
| Returned to County Treasurer: | 0        |  |  |
| <b>Total Expenditures:</b>    | <b>0</b> |  |  |

|   |          |          |   |
|---|----------|----------|---|
| <b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2018:</b> | <b>0</b> | <b>0</b> | <b>Amount of 06-30-2018 Cash Balance Restricted for LMI</b> |
|---|----------|----------|---|

# 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:             | 3,811,000  |
| Interest:              | 0          |
| Total:                 | 3,811,000  |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 02/09/2017 |
| FY of Last Payment:    | 2029       |

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2018

**Urban Renewal Area Data Collection**

Local Government Name: MUSCATINE (70G653)  
 Urban Renewal Area: MUSCATINE CITY WDS URBAN RENEWAL AREA  
 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 |
|--|----------|---------------|----------------------|
|--|----------|---------------|----------------------|

**Urban Renewal Area Value by Class - 1/1/2016 for FY 2018**

|                   | 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 07-01-2017:** 0 0 **Amount of 07-01-2017 Cash Balance Restricted for LMI**

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

|                               |          |
|-------------------------------|----------|
| Rebate Expenditures:          | 0        |
| Non-Rebate Expenditures:      | 0        |
| Returned to County Treasurer: | 0        |
| <b>Total Expenditures:</b>    | <b>0</b> |

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2018:** 0 0 **Amount of 06-30-2018 Cash Balance Restricted for LMI**

## Projects For MUSCATINE CITY WDS URBAN RENEWAL AREA

### White Distribution & Supply Development Agreement

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

## Debts/Obligations For MUSCATINE CITY WDS URBAN RENEWAL AREA

### White Distribution & Spply Rebate Payments

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 445,000    |
| Interest:              | 0          |
| Total:                 | 445,000    |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 03/15/2018 |
| FY of Last Payment:    | 2030       |

## Jobs For MUSCATINE CITY WDS URBAN RENEWAL AREA

|  |  |
|--|--|
| Project:                                       | White Distribution & Supply<br>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  |

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2018