



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

**FINANCE & RECORDS**

**MEMO**

To: Gregg Mandsager, City Administrator  
From: Nancy A. Lueck, Finance Director  
Date: November 7, 2012  
Re: Request to Approve Annual Urban Renewal Report for FY 2011/2012

**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 initial report for fiscal year 2011/2012. This report is required to be approved by City Council before it can be submitted and submission is required no later than December 1 each year.

**Report Summary:**

The City of Muscatine had seven active urban renewal (UR) areas in 2011/2012 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, and (7) Heinz Industrial area. For each of these areas, the reporting system required the City's Urban Renewal Plan, 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 2011/2012 the City paid a total of \$399,543 in TIF rebates to eight businesses. Debt payments on TIF Revenue and general obligation bonds totaled \$329,923, internal advances for administrative costs and the GMCCI economic development grant totaled \$137,517, and there were legal costs totaling \$1,949. TIF revenues for the year totaled \$810,293. The ending fund balances for each of the UR tax increment funds totaled \$1,171,982 and the computed TIF debt outstanding as of June 30, 2012 totaled to \$14,221,005. This computed debt included the balances remaining on TIF Rebate agreements and principal and interest on TIF-related debt.

**"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 November 15, 2012 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 summary

**Annual Urban Renewal Report, Fiscal Year 2011 - 2012**

**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         | 2                                |
| MUSCATINE CITY-SOUTHEND URBAN RENEWAL                    | 70006         | 10                               |
| MUSCATINE MALL URBAN RENEWAL                             | 70012         | 1                                |
| MUSCATINE CITY-NORTHEAST URBAN RENEWAL CEDAR DEVELOPMENT | 70013         | 1                                |
| MUSCATINE CITY-HEINZ INDUSTRIAL URBAN RENEWAL            | 70014         | 1                                |

**IF Debt Outstanding: 16,261,919**

**IF Sp. Rev. Fund Cash Balance: 1,228,295**  
 as of 07-01-2011

IF Revenue: 810,293  
 IF Sp. Revenue Fund Interest: 2,326  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 812,619**

Rebate Expenditures: 399,543  
 Non-Rebate Expenditures: 469,389  
 Returned to County Treasurer: 0  
**Total Expenditures: 868,932**

**IF Sp. Rev. Fund Cash Balance 1,171,982**  
 as of 06-30-2012:

**Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: 14,221,005**

**Annual Urban Renewal Report, Fiscal Year 2011 - 2012**

**Urban Renewal Area Data Collection**

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

R Area Creation Date: 07/1994

R Area Purpose: To foster economic development in the downtown area

**Tax Districts within this Urban Renewal Area**

|  | <b>Base No.</b> | <b>Increment No.</b> |
|--|-----------------|----------------------|
| MUSCATINE CITY/MUSCATINE SCH/MUSCATINE FD/REV DOWNTOWN UR TIF INCREM | 70085           | 70108                |

**Urban Renewal Area Value by Class - 1/1/2010 for FY 2012**

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total     | Gas/Electric Utility | Total     |
|-------------------|--------------|-------------|------------|------------|-------|----------|-----------|----------------------|-----------|
| Assessed          | 0            | 0           | 3,738,280  | 4,075,540  | 0     | 0        | 7,813,820 | 0                    | 7,813,820 |
| Taxable           | 0            | 0           | 3,738,280  | 4,075,540  | 0     | 0        | 7,813,820 | 0                    | 7,813,820 |
| Homestead Credits |              |             |            |            |       |          |           |                      |           |

## Projects For MUSCATINE CITY-DOWNTOWN URBAN RENEWAL

### Former Hawkeye Lumber Site Acquisition

Description: Acquire property for dredge spoils  
 Classification: Acquisition of property  
 Physically Complete: Yes  
 Payments Complete: Yes

### 1st & 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

### Peal City Station Flood Repairs

Description: Local Share Repairs to Peal 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  
 Classification: Recreational facilities (lake development, parks, ball fields, trails)  
 Physically Complete: Yes  
 Payments Complete: No

## **City Hall Boiler Replacement**

**Description:** Replace Boiler in City Hall  
Municipal and other publicly-owned  
or leased buildings  
**Classification:**  
**Physically Complete:** No  
**Payments Complete:** No

## **HNI Development Agreement**

**Description:** Payments to HNI Corporation  
**Classification:** Industrial/manufacturing property  
**Physically Complete:** Yes  
**Payments Complete:** Yes

## Debts For MUSCATINE CITY-DOWNTOWN URBAN RENEWAL

### TIF Revenue Bonds 4-23-04

|                            |                         |
|----------------------------|-------------------------|
| Debt Type:                 | TIF Revenue Bonds/Notes |
| Principal:                 | 85,000                  |
| Interest:                  | 3,613                   |
| Total:                     | 88,613                  |
| Annual Appropriation Debt: | No                      |
| Date Debt Incurred:        | 04/23/2004              |
| Year of Last Debt Payment: | 2012                    |

### 2010 General Obligation Bonds

|                            |                             |
|----------------------------|-----------------------------|
| Debt Type:                 | Gen. Obligation Bonds/Notes |
| Principal:                 | 1,485,000                   |
| Interest:                  | 236,400                     |
| Total:                     | 1,721,400                   |
| Annual Appropriation Debt: | No                          |
| Date Debt Incurred:        | 06/01/2010                  |
| Year of Last Debt Payment: | 2020                        |

### UNI TIF Rebate

|                            |            |
|----------------------------|------------|
| Debt Type:                 | Rebates    |
| Principal:                 | 57,716     |
| Interest:                  | 0          |
| Total:                     | 57,716     |
| Annual Appropriation Debt: | No         |
| Date Debt Incurred:        | 06/01/1995 |
| Year of Last Debt Payment: | 2012       |

## **Project/Debt Link For MUSCATINE CITY-DOWNTOWN URBAN RENEWAL**

### **Projects For TIF Revenue Bonds 4-23-04**

Former Hawkeye Lumber Site Acquisition

### **Projects For 6-1-2010 General Obligation Bonds**

3rd & Chestnut Pkg Lot Reconstruction  
Downtown Parking Lot Resurfacing Projects  
Downtown Street and Alley Resurfacing  
Pearl City Station Flood Repairs  
Riverfront Erosion Control Project  
City Hall Boiler Replacement

### **Projects For HNI TIF Rebate**

HNI Development Agreement

## Rebates For MUSCATINE CITY-DOWNTOWN URBAN RENEWAL

### IRON Warehouse Building Downtown Muscatine

|                               |                           |
|-------------------------------|---------------------------|
| IF Expenditure Amount:        | 57,716                    |
| Rebate Paid To:               | HNI Corporation           |
| Applied To Debt:              | HNI TIF Rebate            |
| Applied To Project:           | HNI Development Agreement |
| Projected Final FY of Rebate: | 2012                      |

**Notes For MUSCATINE CITY-DOWNTOWN URBAN RENEWAL**

A prorated portion of the projects and debt reflected in the Downtown TIF will be funded from the SECO UR area. The portion allocated to SECO for FY 12 was equal to the revenue from the SECO area in FY 12 of \$112,679.

**Annual Urban Renewal Report, Fiscal Year 2011 - 2012**

**IF Taxing District Data Collection**

Local Government Name: MUSCATINE (70G653)  
 Urban Renewal Area: MUSCATINE CITY-DOWNTOWN URBAN RENEWAL (70001)  
 IF Area Name: MUSCATINE CITY/MUSCATINE SCH/MUSCATINE FD/REV DOWNTOWN UR  
 IF INCREM  
 IF Area Number: 00000

IF Taxing District Base Year: 1993

IF TIF Revenue First Received: 1996

Is this TIF Taxing District Subject to a Statutory end date? No

|                      | UR Designation | Designation Date |
|----------------------|----------------|------------------|
| Urban                | No             |                  |
| Lighted              | No             |                  |
| Economic Development | Yes            | 07/1996          |

**IF Taxing District Value by Class - 1/1/2010 for FY 2012**

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total     | Gas/Electric Utility | Total     |
|-------------------|--------------|-------------|------------|------------|-------|----------|-----------|----------------------|-----------|
| Assessed          | 0            | 0           | 3,738,280  | 4,075,540  | 0     | 0        | 7,813,820 | 0                    | 7,813,820 |
| Taxable           | 0            | 0           | 3,738,280  | 4,075,540  | 0     | 0        | 7,813,820 | 0                    | 7,813,820 |
| Homestead Credits |              |             |            |            |       |          |           |                      |           |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2012 | 1,472,270         | 6,341,550           | 2,794,262      | 3,547,288          | 126,580                    |

FY 2012 TIF Revenue Received: 99,715

**Urban Renewal Area Data Collection**

Local Government Name: MUSCATINE (70G653)  
 Urban Renewal Area: MUSCATINE CITY-SECO URBAN RENEWAL (70002)  
 IF Area Name: MUSCATINE CITY/MUSCATINE SCH/MUSCATINE FD/REV DOWNTOWN UR  
 IF INCREM  
 IF Area Number: 00000  
  
 R Area Creation Date: 12/1971  
  
 R Area Purpose: To foster the redevelopment of this blighted, deteriorated, and deteriorating area.

**Neighborhood Districts within this Urban Renewal Area**

|  | Base No. | Increment No. |
|--|----------|---------------|
| MUSCATINE CITY/MUSCATINE SCH/MUSCATINE FIRE/SECO UR TIF INCREM | 70059    | 70097         |

**Urban Renewal Area Value by Class - 1/1/2010 for FY 2012**

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total     | Gas/Electric Utility | Total     |
|-------------------|--------------|-------------|------------|------------|-------|----------|-----------|----------------------|-----------|
| Assessed          | 0            | 0           | 3,428,250  | 0          | 0     | 0        | 3,428,250 | 0                    | 3,428,250 |
| Taxable           | 0            | 0           | 3,428,250  | 0          | 0     | 0        | 3,428,250 | 0                    | 3,428,250 |
| Homestead Credits |              |             |            |            |       |          |           |                      |           |

**Notes For MUSCATINE CITY-SECO URBAN RENEWAL**

The projects and debt in the Downtown Urban Renewal area include those funded from the SECO UR area. FY12 SECO non-rebate expenditures represent a prorated part of G.O. and TIF Bond requirements reflected in the Downtown UR debt.

**IF Taxing District Data Collection**

Local Government Name: MUSCATINE (70G653)  
 Urban Renewal Area: MUSCATINE CITY-SECO URBAN RENEWAL (70002)  
 IF Area Name: MUSCATINE CITY/MUSCATINE SCH/MUSCATINE FIRE/SECO UR TIF  
 JCREM  
 IF Area Number: 00000

IF Taxing District Base Year: 1973

IF TIF Revenue First Received: 1981

Is this TIF Taxing District Subject to a Statutory end date? No

|                      | UR Designation | Designation Date |
|----------------------|----------------|------------------|
| Urban                | No             |                  |
| Lighted              | Yes            | 12/197           |
| Economic Development | No             |                  |

**IF Taxing District Value by Class - 1/1/2010 for FY 2012**

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total     | Gas/Electric Utility | Total     |
|-------------------|--------------|-------------|------------|------------|-------|----------|-----------|----------------------|-----------|
| Assessed          | 0            | 0           | 3,428,250  | 0          | 0     | 0        | 3,428,250 | 0                    | 3,428,250 |
| Taxable           | 0            | 0           | 3,428,250  | 0          | 0     | 0        | 3,428,250 | 0                    | 3,428,250 |
| Homestead Credits |              |             |            |            |       |          |           |                      |           |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2012 | 270,710           | 3,157,540           | 3,157,540      | 0                  |                            |

FY 2012 TIF Revenue Received: 112,679

**Urban Renewal Area Data Collection**

Local Government Name: MUSCATINE (70G653)  
 Urban Renewal Area: MUSCATINE CITY-NORTHEAST URBAN RENEWAL (70005)  
 IF Area Name: MUSCATINE CITY/MUSCATINE SCH/MUSCATINE FIRE/SECO UR TIF INCREM  
 IF Area Number: 00000  
 R Area Creation Date: 10/1996  
 R 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. |
|--|----------|---------------|
| MUSCATINE CITY/MUSCATINE SCH/MUSCATINE FIRE/NORTHEAST UR TIF INCREM  | 70089    | 70102         |
| MUSCATINE CITY AG/MUSCATINE SCH/MUSCATINE FD/NORTHEAST UR TIF INCREM | 70090    | 70110         |

**Urban Renewal Area Value by Class - 1/1/2010 for FY 2012**

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total | Gas/Electric Utility | Total |
|-------------------|--------------|-------------|------------|------------|-------|----------|-------|----------------------|-------|
| Assessed          | 0            | 0           | 0          | 0          | 0     | 0        | 0     |                      | 0     |
| Exempt            | 0            | 0           | 0          | 0          | 0     | 0        | 0     |                      | 0     |
| Homestead Credits |              |             |            |            |       |          |       |                      |       |

## Projects For MUSCATINE CITY-NORTHEAST URBAN RENEWAL

### Villas at MCC LLC Dev Agreement

|                      |   |
|----------------------|---|
| description:         | Payments to Villas at MCC LLC<br>Commercial - apartment/condos<br>(residential use, classified<br>commercial) |
| classification:      | commercial  |
| physically Complete: | Yes   |
| payments Complete:   | No  |

## Debts For MUSCATINE CITY-NORTHEAST URBAN RENEWAL

### Billings at MCC LLC Rebate

|                            |            |
|----------------------------|------------|
| Debt Type:                 | Rebates    |
| Principal:                 | 425,000    |
| Interest:                  | 0          |
| Total:                     | 425,000    |
| Annual Appropriation Debt: | No         |
| Date Debt Incurred:        | 01/20/2011 |
| Year of Last Debt Payment: | 2023       |

## **Project/Debt Link For MUSCATINE CITY-NORTHEAST URBAN RENEWAL**

### **Projects For Villas at MCC LLC Rebate**

Villas at MCC LLC Dev Agreement

## Rebates For MUSCATINE CITY-NORTHEAST URBAN RENEWAL

### ICC Owned Property off Colorado Street

|                               |                                 |
|-------------------------------|---------------------------------|
| IF Expenditure Amount:        | 0                               |
| Rebate Paid To:               | The Villas at MCC LLC           |
| Applied To Debt:              | Villas at MCC LLC Rebate        |
| Applied To Project:           | Villas at MCC LLC Dev Agreement |
| Projected Final FY of Rebate: | 2023                            |

**TIF Taxing District Data Collection**

Local Government Name: MUSCATINE (70G653)  
 Urban Renewal Area: MUSCATINE CITY-NORTHEAST URBAN RENEWAL (70005)  
 TIF Area Name: MUSCATINE CITY/MUSCATINE SCH/MUSCATINE FIRE/NORTHEAST UR TIF  
 JCREM  
 TIF Area Number: 00000

TIF Taxing District Base Year: 1995

TIF Revenue First Received: 1998

Is this TIF Taxing District Subject to a statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2033

|                      | UR Designation | Designation Date |
|----------------------|----------------|------------------|
| Urban                | No             |                  |
| Lighted              | No             |                  |
| Economic Development | Yes            | 12/2010          |

**TIF Taxing District Value by Class - 1/1/2010 for FY 2012**

|                   | 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 |              |             |            |            |       |          |       |                      |       |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2012 | 7,280             | 0                   | 0              | 0                  | 0                          |

FY 2012 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: MUSCATINE (70G653)  
 Urban Renewal Area: MUSCATINE CITY-NORTHEAST URBAN RENEWAL (70005)  
 TIF Area Name: MUSCATINE CITY AG/MUSCATINE SCH/MUSCATINE FD/NORTHEAST UR  
 TIF INCREM  
 TIF Area Number: 00000

TIF Taxing District Base Year:1995

Year TIF Revenue First Received:1998

Is this TIF Taxing District Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District Statutorily ends: 2033

|                      | UR Designation | Designation Date |
|----------------------|----------------|------------------|
| Urban                | No             |                  |
| Lighted              | No             |                  |
| Economic Development | Yes            | 12/2010          |

**TIF Taxing District Value by Class - 1/1/2010 for FY 2012**

|                   | 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 |              |             |            |            |       |          |       |                      |       |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2012 | 17,170            | 0                   | 0              | 0                  | 0                          |

Year 2012 TIF Revenue Received: 0

**Annual Urban Renewal Report, Fiscal Year 2011 - 2012**

**Urban Renewal Area Data Collection**

Local Government Name: MUSCATINE (70G653)  
 Urban Renewal Area: MUSCATINE CITY-SOUTHEND URBAN RENEWAL (70006)  
 IF Area Name: MUSCATINE CITY AG/MUSCATINE SCH/MUSCATINE FD/NORTHEAST UR  
 IF INCREM  
 IF Area Number: 00000  
  
 R Area Creation Date: 07/1994  
  
 R Area Purpose: To foster economic development in this urban renewal area.

| <b>Max Districts within this Urban Renewal Area</b>                       | <b>Base No.</b> | <b>Increment No.</b> |
|---|-----------------|----------------------|
| MUSCATINE CITY/MUSCATINE SCH/MUSC FIRE/REV SOUTH END UR TIF INCREM        | 70078           | 70094                |
| MUSCATINE CITY AG/MUSCATINE SCH/MUSCATINE FD/REV SOUTH END TIF INCREM     | 70079           | 70109                |
| MUSCATINE CITY/MUSCATINE SCH/MUSC FIRE/UR SE UR ROBISON TIF INCREM        | 70132           | 70133                |
| MUSCATINE CITY/LOUISA-MUSCATINE SCH/MUSC FIRE/REV SE UR 03 TIF INCREM     | 70134           | 70135                |
| MUSCATINE CITY AG/LOUISA-MUSCATINE SCH/MUSCATINE FIRE/SE UR 03 TIF INCREM | 70136           | 70137                |
| MUSCATINE CITY AG/MUSCATINE SCH/MUSCATINE FIRE/REV SE 03 UR TIF INCREM    | 70138           | 70139                |
| MUSCATINE CITY/MUSCATINE SCH/MUSC FIRE/REV SE UR 03 TIF INCREM            | 70140           | 70141                |
| MUSCATINE CITY/MUSCATINE SCH/MUSC FIRE/UR SE MUSCO TIF INCREM             | 70147           | 70148                |
| MUSCATINE CITY/MUSC SCH/MUSC FIRE/REV SE 03 UR CUR TIF INCREM             | 70163           | 70164                |
| MUSCATINE CITY/MUSC SCH/MUSC FIRE/REV SE 03 UR NEW TIF INCREM             | 70165           | 70166                |

**Urban Renewal Area Value by Class - 1/1/2010 for FY 2012**

|                   | <b>Agricultural</b> | <b>Residential</b> | <b>Commercial</b> | <b>Industrial</b> | <b>Other</b> | <b>Military</b> | <b>Total</b> | <b>Gas/Electric Utility</b> | <b>Total</b> |
|-------------------|---------------------|--------------------|-------------------|-------------------|--------------|-----------------|--------------|-----------------------------|--------------|
| Assessed          | 1,199,970           | 31,868,050         | 24,059,450        | 30,555,960        | 0            | -85,192         | 87,598,238   | 0                           | 87,598,238   |
| Taxable           | 828,162             | 15,465,531         | 24,059,450        | 30,555,960        | 0            | -85,192         | 70,823,911   | 0                           | 70,823,911   |
| Homestead Credits |                     |                    |                   |                   |              |                 |              |                             | 2            |

## 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

### Robison Logistics Dev. Agreement

Description: Payments to Robison Logistics  
 Classification: Commercial - warehouses and distribution facilities  
 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

## **Administrative Expenses**

|                      |   |
|----------------------|---|
| description:         | Payments to General Fund for<br>Admin Exp |
| classification:      | Administrative expenses                   |
| physically Complete: | Yes                                       |
| payments Complete:   | Yes                                       |

## **Chamber Economic Development Grant**

|                      |                                       |
|----------------------|---------------------------------------|
| description:         | Payments to GMCCI for Economic<br>Dev |
| classification:      | Administrative expenses               |
| physically Complete: | Yes                                   |
| payments Complete:   | Yes                                   |

## **A&E Convenience LLC Dev. Agreement**

|                      |                                    |
|----------------------|------------------------------------|
| description:         | Payments to A&E Convenience<br>LLC |
| classification:      | Commercial - retail                |
| physically Complete: | Yes                                |
| payments Complete:   | No                                 |

## **Bridge Lighting Improvements**

|                      |   |
|----------------------|---|
| description:         | Payment to City for Bridge Lighting<br>Improvements |
| classification:      | Roads, Bridges & Utilities                          |
| physically Complete: | No  |
| payments Complete:   | No  |

## Debts For MUSCATINE CITY-SOUTHEND URBAN RENEWAL

### TIF Revenue Bonds 6-24-04

|                            |                         |
|----------------------------|-------------------------|
| Debt Type:                 | TIF Revenue Bonds/Notes |
| Principal:                 | 1,245,000               |
| Interest:                  | 400,838                 |
| Total:                     | 1,645,838               |
| Annual Appropriation Debt: | No                      |
| Date Debt Incurred:        | 06/24/2004              |
| Year of Last Debt Payment: | 2021                    |

### Robison Logistics Rebate

|                            |            |
|----------------------------|------------|
| Debt Type:                 | Rebates    |
| Principal:                 | 77,254     |
| Interest:                  | 0          |
| Total:                     | 77,254     |
| Annual Appropriation Debt: | No         |
| Date Debt Incurred:        | 01/02/2003 |
| Year of Last Debt Payment: | 2014       |

### Musco Sport Lighting Rebate

|                            |            |
|----------------------------|------------|
| Debt Type:                 | Rebates    |
| Principal:                 | 1,456,486  |
| Interest:                  | 0          |
| Total:                     | 1,456,486  |
| Annual Appropriation Debt: | No         |
| Date Debt Incurred:        | 04/03/2003 |
| Year of Last Debt Payment: | 2020       |

### Hurry's Transportation Rebate

|                            |            |
|----------------------------|------------|
| Debt Type:                 | Rebates    |
| Principal:                 | 324,940    |
| Interest:                  | 0          |
| Total:                     | 324,940    |
| Annual Appropriation Debt: | No         |
| Date Debt Incurred:        | 07/16/2009 |
| Year of Last Debt Payment: | 2020       |

### Lawcomb Properties Rebate

|                            |            |
|----------------------------|------------|
| Debt Type:                 | Rebates    |
| Principal:                 | 91,433     |
| Interest:                  | 0          |
| Total:                     | 91,433     |
| Annual Appropriation Debt: | No         |
| Date Debt Incurred:        | 07/16/2009 |
| Year of Last Debt Payment: | 2020       |

## **...&E Convenience Rebate**

|                            |            |
|----------------------------|------------|
| Debt Type:                 | Rebates    |
| Principal:                 | 40,000     |
| Interest:                  | 0          |
| Total:                     | 40,000     |
| Annual Appropriation Debt: | No         |
| Date Debt Incurred:        | 01/20/2011 |
| Year of Last Debt Payment: | 2022       |

## **...Administrative Expenses**

|                            |                |
|----------------------------|----------------|
| Debt Type:                 | Internal Loans |
| Principal:                 | 102,517        |
| Interest:                  | 0              |
| Total:                     | 102,517        |
| Annual Appropriation Debt: | No             |
| Date Debt Incurred:        | 11/03/2011     |
| Year of Last Debt Payment: | 2012           |

## **...Chamber Economic Dev. Grant**

|                            |                |
|----------------------------|----------------|
| Debt Type:                 | Internal Loans |
| Principal:                 | 35,000         |
| Interest:                  | 0              |
| Total:                     | 35,000         |
| Annual Appropriation Debt: | No             |
| Date Debt Incurred:        | 11/03/2011     |
| Year of Last Debt Payment: | 2012           |

## **...Bridgeway Lighting Improvements**

|                            |                |
|----------------------------|----------------|
| Debt Type:                 | Internal Loans |
| Principal:                 | 40,000         |
| Interest:                  | 0              |
| Total:                     | 40,000         |
| Annual Appropriation Debt: | No             |
| Date Debt Incurred:        | 09/15/2011     |
| Year of Last Debt Payment: | 2013           |

## **Project/Debt Link For MUSCATINE CITY-SOUTHEND URBAN RENEWAL**

### **Projects For TIF Revenue Bonds 6-24-04**

Airport Terminal Building  
Southend Water Extension Project

### **Projects For Robison Logistics Rebate**

Robison Logistics Dev. Agreement

### **Projects For Musco Sport Lighting Rebate**

Musco Sports Lighting Dev. Agreement

### **Projects For Curry's Transportation Rebate**

Curry's Transportation Dev. Agreement

### **Projects For Newcomb Properties Rebate**

Newcomb Properties LLC Dev. Agreement

### **Projects For A&E Convenience Rebate**

A&E Convenience LLC Dev. Agreement

### **Projects For Administrative Expenses**

Administrative Expenses

### **Projects For Chamber Economic Dev. Grant**

Chamber Economic Development Grant

### **Projects For Bridge Lighting Improvements**

Bridge Lighting Improvements

## Rebates For MUSCATINE CITY-SOUTHEND URBAN RENEWAL

### 425 Houser Street

IF Expenditure Amount: 25,920  
 rebate Paid To: Robison Logistics Management LLC  
 Allocated To Debt: Robison Logistics Rebate  
 Allocated To Project: Robison Logistics Dev. Agreement  
 Projected Final FY of Rebate: 2014

### 107 Stewart Road

IF Expenditure Amount: 101,147  
 rebate Paid To: Musco Sports Lighting LLC  
 Allocated To Debt: Musco Sport Lighting Rebate  
 Allocated To Project: Musco Sports Lighting Dev. Agreement  
 Projected Final FY of Rebate: 2020

### 200 Highway 61 South

IF Expenditure Amount: 25,105  
 rebate Paid To: Curry's Transportation Service Inc.  
 Allocated To Debt: Curry's Transportation Rebate  
 Allocated To Project: Curry's Transportation Dev. Agreement  
 Projected Final FY of Rebate: 2020

### 606 Grandview Avenue

IF Expenditure Amount: 8,364  
 rebate Paid To: Newcomb Properties LLC  
 Allocated To Debt: Newcomb Properties Rebate  
 Allocated To Project: Newcomb Properties LLC Dev. Agreement  
 Projected Final FY of Rebate: 2020

### 701 Highway 61 South

IF Expenditure Amount: 0  
 rebate Paid To: A&E Convenience LLC  
 Allocated To Debt: A&E Convenience Rebate  
 Allocated To Project: A&E Convenience LLC Dev. Agreement  
 Projected Final FY of Rebate: 2022

**Annual Urban Renewal Report, Fiscal Year 2011 - 2012**

**TIF Taxing District Data Collection**

Local Government Name: MUSCATINE (70G653)  
 Urban Renewal Area: MUSCATINE CITY-SOUTHEND URBAN RENEWAL (70006)  
 TIF Area Name: MUSCATINE CITY/MUSCATINE SCH/MUSC FIRE/REV SOUTH END UR TIF  
 JCREM  
 TIF Area Number: 00000

TIF Taxing District Base Year: 1993

Year TIF Revenue First Received: 1996

Is this TIF Taxing District Subject to a Statutory end date? No

|                      | UR Designation | Designation Date |
|----------------------|----------------|------------------|
| Urban                | No             |                  |
| Lighted              | No             |                  |
| Economic Development | Yes            | 07/1996          |

**TIF Taxing District Value by Class - 1/1/2010 for FY 2012**

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total      | Gas/Electric Utility | Total      |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed          | 0            | 5,746,200   | 13,293,710 | 8,861,820  | 0     | -18,520  | 27,883,210 | 0                    | 27,883,210 |
| Taxable           | 0            | 2,788,640   | 13,293,710 | 8,861,820  | 0     | -18,520  | 24,925,650 | 0                    | 24,925,650 |
| Homestead Credits |              |             |            |            |       |          |            |                      |            |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2012 | 15,698,947        | 12,202,783          | 6,048,343      | 6,154,440          | 219,620                    |

Year 2012 TIF Revenue Received: 209,171

**TIF Taxing District Data Collection**

Local Government Name: MUSCATINE (70G653)  
 Urban Renewal Area: MUSCATINE CITY-SOUTHEND URBAN RENEWAL (70006)  
 TIF Area Name: MUSCATINE CITY AG/MUSCATINE SCH/MUSCATINE FD/REV SOUTH END  
 TIF INCREM  
 TIF Area Number: 00000

TIF Taxing District Base Year: 1993

Year TIF Revenue First Received: 1996

Is this TIF Taxing District Subject to a Statutory end date? No

|                      | UR Designation | Designation Date |
|----------------------|----------------|------------------|
| Urban                | No             |                  |
| Lighted              | No             |                  |
| Economic Development | Yes            | 07/1996          |

**TIF Taxing District Value by Class - 1/1/2010 for FY 2012**

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total   | Gas/Electric Utility | Total   |
|-------------------|--------------|-------------|------------|------------|-------|----------|---------|----------------------|---------|
| Assessed          | 309,860      | 0           | 0          | 0          | 0     | 0        | 309,860 | 0                    | 309,860 |
| Taxable           | 213,851      | 0           | 0          | 0          | 0     | 0        | 213,851 | 0                    | 213,851 |
| Homestead Credits |              |             |            |            |       |          |         |                      |         |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2012 | 132,745           |                     | 177,115        | 177,115            | 0                          |

Year 2012 TIF Revenue Received: 3,089

**Annual Urban Renewal Report, Fiscal Year 2011 - 2012**

**TIF Taxing District Data Collection**

Local Government Name: MUSCATINE (70G653)  
 Urban Renewal Area: MUSCATINE CITY-SOUTHEND URBAN RENEWAL (70006)  
 TIF Area Name: MUSCATINE CITY/MUSCATINE SCH/MUSC FIRE/UR SE UR ROBISON TIF  
 JCREM  
 TIF Area Number: 00000

TIF Taxing District Base Year: 1995

Year TIF Revenue First Received: 1996

Is this TIF Taxing District Subject to a Statutory end date? No

|                      | UR Designation | Designation Date |
|----------------------|----------------|------------------|
| Urban                | No             |                  |
| Lighted              | No             |                  |
| Economic Development | Yes            | 07/1996          |

**TIF Taxing District Value by Class - 1/1/2010 for FY 2012**

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total   | Gas/Electric Utility | Total   |
|-------------------|--------------|-------------|------------|------------|-------|----------|---------|----------------------|---------|
| Assessed          | 0            | 0           | 0          | 742,260    | 0     | 0        | 742,260 | 0                    | 742,260 |
| Taxable           | 0            | 0           | 0          | 742,260    | 0     | 0        | 742,260 | 0                    | 742,260 |
| Homestead Credits |              |             |            |            |       |          |         |                      |         |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2012 | 15,912            | 726,348             | 360,040        | 366,308            | 13,072                     |

Year 2012 TIF Revenue Received: 12,848

**Annual Urban Renewal Report, Fiscal Year 2011 - 2012**

**TIF Taxing District Data Collection**

Local Government Name: MUSCATINE (70G653)  
 Urban Renewal Area: MUSCATINE CITY-SOUTHEND URBAN RENEWAL (70006)  
 TIF Area Name: MUSCATINE CITY/LOUISA-MUSCATINE SCH/MUSC FIRE/REV SE UR 03 TIF  
 JCREM  
 TIF Area Number: 00000

TIF Taxing District Base Year: 1993

FY TIF Revenue First Received: 1996

Is this TIF Taxing District Subject to a Statutory end date? No

|                      | UR Designation | Designation Date |
|----------------------|----------------|------------------|
| Urban                | No             |                  |
| Lighted              | No             |                  |
| Economic Development | Yes            | 07/1996          |

**TIF Taxing District Value by Class - 1/1/2010 for FY 2012**

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total      | Gas/Electric Utility | Total      |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed          | 0            | 19,595,350  | 6,362,040  | 7,052,120  | 0     | -48,152  | 32,961,358 | 0                    | 32,961,358 |
| Taxable           | 0            | 9,509,591   | 6,362,040  | 7,052,120  | 0     | -48,152  | 22,875,599 | 0                    | 22,875,599 |
| Homestead Credits |              |             |            |            |       |          |            |                      | 11         |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2012 | 28,914,310        | 4,095,200           | 2,030,072      | 2,065,128          | 70,950                     |

FY 2012 TIF Revenue Received: 72,878

**Annual Urban Renewal Report, Fiscal Year 2011 - 2012**

**TIF Taxing District Data Collection**

Local Government Name: MUSCATINE (70G653)  
 Urban Renewal Area: MUSCATINE CITY-SOUTHEND URBAN RENEWAL (70006)  
 IF Area Name: MUSCATINE CITY AG/LOUISA-MUSCATINE SCH/MUSCATINE FIRE/SE UR 0  
 IF INCREM  
 IF Area Number: 00000

IF Taxing District Base Year:1993

Y TIF Revenue First Received:1996

Is this TIF Taxing District Subject to a statutory end date? No

|                      | UR Designation | Designation Date |
|----------------------|----------------|------------------|
| Urban                | No             |                  |
| Lighted              | No             |                  |
| Economic Development | Yes            | 07/1996          |

**TIF Taxing District Value by Class - 1/1/2010 for FY 2012**

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total   | Gas/Electric Utility | Total   |
|-------------------|--------------|-------------|------------|------------|-------|----------|---------|----------------------|---------|
| Assessed          | 186,600      | 0           | 0          | 0          | 0     | 0        | 186,600 | 0                    | 186,600 |
| Taxable           | 128,781      | 0           | 0          | 0          | 0     | 0        | 128,781 | 0                    | 128,781 |
| Homestead Credits |              |             |            |            |       |          |         |                      |         |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2012 | 80,540            | 106,060             | 106,060        | 0                  |                            |

FY 2012 TIF Revenue Received: 1,781

**TIF Taxing District Data Collection**

Local Government Name: MUSCATINE (70G653)  
 Urban Renewal Area: MUSCATINE CITY-SOUTHEND URBAN RENEWAL (70006)  
 TIF Area Name: MUSCATINE CITY AG/MUSCATINE SCH/MUSCATINE FIRE/REV SE 03 UR TI  
 JCREM  
 TIF Area Number: 00000

TIF Taxing District Base Year: 1993

Year TIF Revenue First Received: 1996

Is this TIF Taxing District Subject to a Statutory end date? No

|                      | UR Designation | Designation Date |
|----------------------|----------------|------------------|
| Urban                | No             |                  |
| Lighted              | No             |                  |
| Economic Development | Yes            | 07/1996          |

**TIF Taxing District Value by Class - 1/1/2010 for FY 2012**

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total   | Gas/Electric Utility | Total   |
|-------------------|--------------|-------------|------------|------------|-------|----------|---------|----------------------|---------|
| Assessed          | 703,510      | 0           | 0          | 0          | 0     | 0        | 703,510 | 0                    | 703,510 |
| Taxable           | 485,530      | 0           | 0          | 0          | 0     | 0        | 485,530 | 0                    | 485,530 |
| Homestead Credits |              |             |            |            |       |          |         |                      |         |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2012 | 366,070           | 337,440             | 167,276        | 170,164            | 4,388                      |

Year 2012 TIF Revenue Received: 6,523

**Annual Urban Renewal Report, Fiscal Year 2011 - 2012**

**IF Taxing District Data Collection**

Local Government Name: MUSCATINE (70G653)  
 Urban Renewal Area: MUSCATINE CITY-SOUTHEND URBAN RENEWAL (70006)  
 IF Area Name: MUSCATINE CITY/MUSCATINE SCH/MUSC FIRE/REV SE UR 03 TIF INCREM  
 IF Area Number: 00000

IF Taxing District Base Year:1993

Y TIF Revenue First Received:1996

this TIF Taxing District Subject to a statutory end date? No

|                      | UR Designation | Designation Date |
|----------------------|----------------|------------------|
| Urban                | No             |                  |
| Lighted              | No             |                  |
| Economic Development | Yes            | 07/1996          |

**IF Taxing District Value by Class - 1/1/2010 for FY 2012**

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total      | Gas/Electric Utility | Total      |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed          | 0            | 6,526,500   | 2,438,000  | 6,784,240  | 0     | -18,520  | 15,730,220 | 0                    | 15,730,220 |
| Taxable           | 0            | 3,167,300   | 2,438,000  | 6,784,240  | 0     | -18,520  | 12,371,020 | 0                    | 12,371,020 |
| Homestead Credits |              |             |            |            |       |          |            |                      |            |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2012 | 15,106,320        | 642,420             | 318,486        | 323,934            | 11,560                     |

FY 2012 TIF Revenue Received: 15,429

**IF Taxing District Data Collection**

Local Government Name: MUSCATINE (70G653)  
 Urban Renewal Area: MUSCATINE CITY-SOUTHEND URBAN RENEWAL (70006)  
 IF Area Name: MUSCATINE CITY/MUSCATINE SCH/MUSC FIRE/UR SE MUSCO TIF INCREM  
 IF Area Number: 00000

IF Taxing District Base Year:1993

FY TIF Revenue First Received:1996

Is this TIF Taxing District Subject to a Statutory end date? No

|                      | UR Designation | Designation Date |
|----------------------|----------------|------------------|
| Urban                | No             |                  |
| Lighted              | No             |                  |
| Economic Development | Yes            | 07/199           |

**IF Taxing District Value by Class - 1/1/2010 for FY 2012**

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total     | Gas/Electric Utility | Total     |
|-------------------|--------------|-------------|------------|------------|-------|----------|-----------|----------------------|-----------|
| Assessed          | 0            | 0           | 0          | 7,115,520  | 0     | 0        | 7,115,520 | 0                    | 7,115,520 |
| Taxable           | 0            | 0           | 0          | 7,115,520  | 0     | 0        | 7,115,520 | 0                    | 7,115,520 |
| Homestead Credits |              |             |            |            |       |          |           |                      |           |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2012 | 2,885,090         | 4,230,430           | 2,097,108      | 2,133,322          | 76,121                     |

FY 2012 TIF Revenue Received: 74,837

**Annual Urban Renewal Report, Fiscal Year 2011 - 2012**

**TIF Taxing District Data Collection**

Local Government Name: MUSCATINE (70G653)  
 Urban Renewal Area: MUSCATINE CITY-SOUTHEND URBAN RENEWAL (70006)  
 TIF Area Name: MUSCATINE CITY/MUSC SCH/MUSC FIRE/REV SE 03 UR CUR TIF INCREM  
 TIF Area Number: 00000

TIF Taxing District Base Year: 1993

Year TIF Revenue First Received: 1996

Is this TIF Taxing District Subject to a Statutory end date? No

|                      | UR Designation | Designation Date |
|----------------------|----------------|------------------|
| Urban                | No             |                  |
| Lighted              | No             |                  |
| Economic Development | Yes            | 07/1996          |

**TIF Taxing District Value by Class - 1/1/2010 for FY 2012**

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total     | Gas/Electric Utility | Total     |
|-------------------|--------------|-------------|------------|------------|-------|----------|-----------|----------------------|-----------|
| Assessed          | 0            | 0           | 1,420,810  | 0          | 0     | 0        | 1,420,810 | 0                    | 1,420,810 |
| Taxable           | 0            | 0           | 1,420,810  | 0          | 0     | 0        | 1,420,810 | 0                    | 1,420,810 |
| Homestead Credits |              |             |            |            |       |          |           |                      |           |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2012 | 1,014,010         |                     | 406,800        | 201,659            | 205,141                    |
|                  |                   |                     |                |                    | 7,320                      |

Year 2012 TIF Revenue Received: 7,196

**TIF Taxing District Data Collection**

Local Government Name: MUSCATINE (70G653)  
 Urban Renewal Area: MUSCATINE CITY-SOUTHEND URBAN RENEWAL (70006)  
 TIF Area Name: MUSCATINE CITY/MUSC SCH/MUSC FIRE/REV SE 03 UR NEW TIF INCREM  
 TIF Area Number: 00000

TIF Taxing District Base Year: 1993

Year TIF Revenue First Received: 1996

Is this TIF Taxing District Subject to a Statutory end date? No

|                      | UR Designation | Designation Date |
|----------------------|----------------|------------------|
| Urban                | No             |                  |
| Lighted              | No             |                  |
| Economic Development | Yes            | 07/1996          |

**TIF Taxing District Value by Class - 1/1/2010 for FY 2012**

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total   | Gas/Electric Utility | Total   |
|-------------------|--------------|-------------|------------|------------|-------|----------|---------|----------------------|---------|
| Assessed          | 0            | 0           | 544,890    | 0          | 0     | 0        | 544,890 | 0                    | 544,890 |
| Taxable           | 0            | 0           | 544,890    | 0          | 0     | 0        | 544,890 | 0                    | 544,890 |
| Homestead Credits |              |             |            |            |       |          |         |                      |         |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2012 | 318,560           | 226,330             | 112,196        | 114,134            | 4,004                      |

Year 2012 TIF Revenue Received: 4,004

**Urban Renewal Area Data Collection**

Local Government Name: MUSCATINE (70G653)  
 Urban Renewal Area: MUSCATINE MALL URBAN RENEWAL (70012)  
 IF Area Name: MUSCATINE CITY/MUSC SCH/MUSC FIRE/REV SE 03 UR NEW TIF INCREM  
 IF Area Number: 00000

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. |
|--|----------|---------------|
| MUSCATINE CITY/MUSCATINE SCH/MUSC FIRE MUSC MALL UR TIF INCREM | 70155    | 70156         |

**Urban Renewal Area Value by Class - 1/1/2010 for FY 2012**

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total     | Gas/Electric Utility | Total     |
|-------------------|--------------|-------------|------------|------------|-------|----------|-----------|----------------------|-----------|
| Assessed          | 0            | 0           | 9,916,480  | 0          | 0     | 0        | 9,916,480 | 0                    | 9,916,480 |
| Taxable           | 0            | 0           | 9,916,480  | 0          | 0     | 0        | 9,916,480 | 0                    | 9,916,480 |
| Homestead Credits |              |             |            |            |       |          |           |                      |           |

## Projects For MUSCATINE MALL URBAN RENEWAL

### Muscatine Mall Development Agreement

|                      |   |
|----------------------|---|
| description:         | Payments for development,<br>renovation and improvements to<br>Muscatine Mall |
| classification:      | Commercial - retail   |
| physically Complete: | No  |
| payments Complete:   | No  |

## Debts For MUSCATINE MALL URBAN RENEWAL

### Muscatine Mall Rebate

|                            |            |
|----------------------------|------------|
| Debt Type:                 | Rebates    |
| Principal:                 | 5,305,577  |
| Interest:                  | 0          |
| Total:                     | 5,305,577  |
| Annual Appropriation Debt: | No         |
| Date Debt Incurred:        | 01/10/2008 |
| Year of Last Debt Payment: | 2031       |

## **Project/Debt Link For MUSCATINE MALL URBAN RENEWAL**

### **Projects For Muscatine Mall Rebate**

Muscatine Mall Development Agreement

## Rebates For MUSCATINE MALL URBAN RENEWAL

### 903 Park Avenue

|                               |  |
|-------------------------------|--|
| IF Expenditure Amount:        | 12,489   |
| Rebate Paid To:               | Fin Dist Prop MM LLC, KRE LLC,<br>Mogul Holdings LLC |
| Applied To Debt:              | Muscatine Mall Rebate<br>Muscatine Mall Development  |
| Applied To Project:           | Agreement  |
| Projected Final FY of Rebate: | 2029   |

**TIF Taxing District Data Collection**

Local Government Name: MUSCATINE (70G653)  
 Urban Renewal Area: MUSCATINE MALL URBAN RENEWAL (70012)  
 TIF Area Name: MUSCATINE CITY/MUSCATINE SCH/MUSC FIRE MUSC MALL UR TIF  
 JCREM  
 TIF Area Number: 00000

TIF Taxing District Base Year: 2007

Year TIF Revenue First Received: 2010

Is this TIF Taxing District Subject to a statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2029

|                      | UR Designation | Designation Date |
|----------------------|----------------|------------------|
| Urban                | No             |                  |
| Lighted              | No             |                  |
| Economic Development | Yes            | 12/200           |

**TIF Taxing District Value by Class - 1/1/2010 for FY 2012**

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total     | Gas/Electric Utility | Total     |
|-------------------|--------------|-------------|------------|------------|-------|----------|-----------|----------------------|-----------|
| Assessed          | 0            | 0           | 9,916,480  | 0          | 0     | 0        | 9,916,480 | 0                    | 9,916,480 |
| Taxable           | 0            | 0           | 9,916,480  | 0          | 0     | 0        | 9,916,480 | 0                    | 9,916,480 |
| Homestead Credits |              |             |            |            |       |          |           |                      |           |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2012 | 9,216,520         | 699,960             | 396,787        | 303,173            | 10,811                     |

Year 2012 TIF Revenue Received: 14,159

**Urban Renewal Area Data Collection**

Local Government Name: MUSCATINE (70G653)  
 Urban Renewal Area: MUSCATINE CITY-NORTHEAST URBAN RENEWAL CEDAR DEVELOPMENT (0013)  
 IF Area Name: MUSCATINE CITY/MUSCATINE SCH/MUSC FIRE MUSC MALL UR TIF INCREM  
 IF Area Number: 00000  
 R Area Creation Date: 11/2003

R 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. |
|--|----------|---------------|
| MUSCATINE CITY/MUSCATINE SCH/MUSCATINE FIRE/NE UR CEDAR TIF INCREM | 70145    | 70146         |

**Urban Renewal Area Value by Class - 1/1/2010 for FY 2012**

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total      | Gas/Electric Utility | Total      |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed          | 0            | 0           | 12,237,060 | 0          | 0     | 0        | 12,237,060 | 0                    | 12,237,060 |
| Taxable           | 0            | 0           | 12,237,060 | 0          | 0     | 0        | 12,237,060 | 0                    | 12,237,060 |
| Homestead Credits |              |             |            |            |       |          |            |                      |            |

## Projects For MUSCATINE CITY-NORTHEAST URBAN RENEWAL CEDAR DEVELOPMENT

### Cedar Development Dev Agreement

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

## Debts For MUSCATINE CITY-NORTHEAST URBAN RENEWAL CEDAR DEVELOPMENT

### Cedar Development Rebate

|                            |            |
|----------------------------|------------|
| Debt Type:                 | Rebates    |
| Principal:                 | 4,425,145  |
| Interest:                  | 0          |
| Total:                     | 4,425,145  |
| Annual Appropriation Debt: | No         |
| Date Debt Incurred:        | 01/22/2004 |
| Year of Last Debt Payment: | 2019       |

**Project/Debt Link For MUSCATINE CITY-NORTHEAST URBAN  
RENEWAL CEDAR DEVELOPMENT**

**Projects For Cedar Development Rebate**

Cedar Development Dev Agreement

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

Various properties along Hwy 61 N in northeast section of city

|                               |                                 |
|-------------------------------|---------------------------------|
| IF Expenditure Amount:        | 157,440                         |
| Rebate Paid To:               | VMI Northport Commons LLC       |
| Applied To Debt:              | Cedar Development Rebate        |
| Applied To Project:           | Cedar Development Dev Agreement |
| Projected Final FY of Rebate: | 2019                            |

**TIF Taxing District Data Collection**

Local Government Name: MUSCATINE (70G653)  
 Urban Renewal Area: MUSCATINE CITY-NORTHEAST URBAN RENEWAL CEDAR DEVELOPMENT (0013)  
 TIF Area Name: MUSCATINE CITY/MUSCATINE SCH/MUSCATINE FIRE/NE UR CEDAR TIF JCREM  
 TIF Area Number: 00000

TIF Taxing District Base Year: 2007

Year TIF Revenue First Received: 2010

Is this TIF Taxing District Subject to a statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2029

|                      | UR Designation | Designation Date |
|----------------------|----------------|------------------|
| Urban                | No             |                  |
| Lighted              | No             |                  |
| Economic Development | Yes            | 11/2007          |

**TIF Taxing District Value by Class - 1/1/2010 for FY 2012**

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total      | Gas/Electric Utility | Total      |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed          | 0            | 0           | 12,237,060 | 0          | 0     | 0        | 12,237,060 | 0                    | 12,237,060 |
| Taxable           | 0            | 0           | 12,237,060 | 0          | 0     | 0        | 12,237,060 | 0                    | 12,237,060 |
| Homestead Credits |              |             |            |            |       |          |            |                      |            |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2012 | 3,413,340         | 8,823,720           | 4,534,713      | 4,289,007          | 153,050                    |

Year 2012 TIF Revenue Received: 161,824

**Urban Renewal Area Data Collection**

Local Government Name: MUSCATINE (70G653)  
 Urban Renewal Area: MUSCATINE CITY-HEINZ INDUSTRIAL URBAN RENEWAL (70014)  
 IF Area Name: MUSCATINE CITY/MUSCATINE SCH/MUSCATINE FIRE/NE UR CEDAR TIF INCREMENT  
 IF Area Number: 00000  
 Urban Renewal Area Creation Date: 01/2010  
 Urban Renewal Area Purpose: To foster industrial development in this area in accordance with local community objectives.

**Tax Districts within this Urban Renewal Area**

|  | Base No. | Increment No. |
|--|----------|---------------|
| MUSCATINE CITY/MUSC SCH/MUSC FIRE/HEINZ IND UR TIF INCREMENT | 70169    | 70170         |

**Urban Renewal Area Value by Class - 1/1/2010 for FY 2012**

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total      | Gas/Electric Utility | Total      |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed          | 0            | 0           | 0          | 11,760,240 | 0     | 0        | 11,760,240 | 0                    | 11,760,240 |
| Exempt            | 0            | 0           | 0          | 11,760,240 | 0     | 0        | 11,760,240 | 0                    | 11,760,240 |
| Homestead Credits |              |             |            |            |       |          |            |                      |            |

## 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                                |

## Debts For MUSCATINE CITY-HEINZ INDUSTRIAL URBAN RENEWAL

### [J. Heinz Rebate

|                            |            |
|----------------------------|------------|
| Debt Type:                 | Rebates    |
| Principal:                 | 425,000    |
| Interest:                  | 0          |
| Total:                     | 425,000    |
| Annual Appropriation Debt: | No         |
| Date Debt Incurred:        | 06/17/2010 |
| Year of Last Debt Payment: | 2026       |

## **Project/Debt Link For MUSCATINE CITY-HEINZ INDUSTRIAL URBAN RENEWAL**

### **Projects For H.J. Heinz Rebate**

H.J. Heinz Development Agreement

## Rebates For MUSCATINE CITY-HEINZ INDUSTRIAL URBAN RENEWAL

### Heinz Plant 1357 Isett Avenue

|                               |                                  |
|-------------------------------|----------------------------------|
| IF Expenditure Amount:        | 11,362                           |
| Rebate Paid To:               | H.J. Heinz Company LP            |
| Applied To Debt:              | H.J. Heinz Rebate                |
| Applied To Project:           | H.J. Heinz Development Agreement |
| Projected Final FY of Rebate: | 2026                             |

## Jobs For MUSCATINE CITY-HEINZ INDUSTRIAL URBAN RENEWAL

|  |                                  |
|--|----------------------------------|
| Project:                                       | H.J. Heinz Development Agreement |
| Company Name:                                  | H.J. Heinz Company LP            |
| Agreement Began:                               | 06/17/2010                       |
| 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                                |

**TIF Taxing District Data Collection**

Local Government Name: MUSCATINE (70G653)  
 Urban Renewal Area: MUSCATINE CITY-HEINZ INDUSTRIAL URBAN RENEWAL (70014)  
 TIF Area Name: MUSCATINE CITY/MUSC SCH/MUSC FIRE/HEINZ IND UR TIF INCREM  
 TIF Area Number: 00000

TIF Taxing District Base Year: 2009

Year TIF Revenue First Received: 2012

Is this TIF Taxing District Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District Statutorily ends: 2031

|                      | UR Designation | Designation Date |
|----------------------|----------------|------------------|
| Urban                | No             |                  |
| Lighted              | No             |                  |
| Economic Development | Yes            | 01/2010          |

**TIF Taxing District Value by Class - 1/1/2010 for FY 2012**

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total      | Gas/Electric Utility | Total      |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed          | 0            | 0           | 0          | 11,760,240 | 0     | 0        | 11,760,240 | 0                    | 11,760,240 |
| Taxable           | 0            | 0           | 0          | 11,760,240 | 0     | 0        | 11,760,240 | 0                    | 11,760,240 |
| Homestead Credits |              |             |            |            |       |          |            |                      |            |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2012 | 11,123,480        | 636,760             | 396,787        | 239,973            | 8,560                      |

Year 2012 TIF Revenue Received: 14,160