

Annual Urban Renewal Report, Fiscal Year 2019 - 2020

Levy Authority Summary

Local Government Name: MARSHALLTOWN
 Local Government Number: 64G611

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
MARSHALLTOWN RETAIL CENTER URBAN RENEWAL	64008	3
MARSHALLTOWN ESIDE URBAN RENEWAL	64009	2
MARSHALLTOWN UPTOWN URBAN RENEWAL	64011	1
MARSHALLTOWN CITY/MARSHALLTOWN SCH/URS	64166	1

TIF Debt Outstanding: 8,222,111

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:		Amount of 07-01-2019 Cash Balance Restricted for LMI	
	518,759	9,575	
TIF Revenue:	469,619		
TIF Sp. Revenue Fund Interest:	15,667		
Property Tax Replacement Claims	169,605		
Asset Sales & Loan Repayments:	14,053		
Total Revenue:	668,944		
Rebate Expenditures:	200,445		
Non-Rebate Expenditures:	487,503		
Returned to County Treasurer:	7,178		
Total Expenditures:	695,126		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:		Amount of 06-30-2020 Cash Balance Restricted for LMI	
	492,577	27,384	

**Year-End Outstanding TIF
 Obligations, Net of TIF Special
 Revenue Fund Balance: 7,041,586**

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Urban Renewal Area Data Collection

Local Government Name: MARSHALLTOWN (64G611)
 Urban Renewal Area: MARSHALLTOWN RETAIL CENTER URBAN RENEWAL
 UR Area Number: 64008

UR Area Creation Date: 02/1996

Area suffered from the impacts of blighting influences, including the absence of public improvements and utilities. Structures within the area showed varying degrees of deterioration. Many structure are in need of moderate to substantial rehabilitation.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
MARSHALLTOWN CITY/MARSHALLTOWN SCH/RETAIL UR TIF INCREM	640107	640108	4,210,478
MARSHALLTOWN CITY AG/MARSHALLTOWN SCH/RETAIL UR TIF INCREM	640109	640110	0
MARSHALLTOWN CITY AG/EAST MARSHALL SCH/RETAIL UR 2 TIF INCREM	640161	640162	0

Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	340,770	5,922,172	98,655,386	184,105	0	-20,372	111,420,268	0	111,420,268
Taxable	191,282	3,370,783	88,789,848	165,695	0	-20,372	97,250,894	0	97,250,894
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019: **28,673** **0** **Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue: 154,337
 TIF Sp. Revenue Fund Interest: 523
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 154,860

Rebate Expenditures: 121,796
 Non-Rebate Expenditures: 34,861
 Returned to County Treasurer: 7,178
Total Expenditures: 163,835

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020: **19,698** **0** **Amount of 06-30-2020 Cash Balance Restricted for LMI**

Projects For MARSHALLTOWN RETAIL CENTER URBAN RENEWAL

Olive Street

Description:	Major rebuild of street and relocate traffic signals
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Medic

Description:	Aid in Expenses Associated with Marshalltown Economic Development impact committee (MEDIC)
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	No

Theisen's Inc

Description:	Rebate of Taxes - Building Exp
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

Plumb Supply

Description:	Rebate of Taxes - Building Improvements
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Bobcat Academy

Description:	Rebate of Taxes - Building Improvements
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Administrative

Description:	Administrative
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Marshallgaam

Description:	Rebate of Taxes - Holiday Inn Express
Classification:	Commercial - hotels and conference centers

Physically Complete: Yes
Payments Complete: No

Debts/Obligations For MARSHALLTOWN RETAIL CENTER URBAN RENEWAL

2012A Esstnl Corp Purpose

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	257,600
Interest:	27,272
Total:	284,872
Annual Appropriation?:	No
Date Incurred:	04/12/2012
FY of Last Payment:	2027

Medic

Debt/Obligation Type:	Internal Loans
Principal:	50,000
Interest:	0
Total:	50,000
Annual Appropriation?:	Yes
Date Incurred:	11/22/2019
FY of Last Payment:	2020

Theisen's Inc

Debt/Obligation Type:	Rebates
Principal:	45,938
Interest:	0
Total:	45,938
Annual Appropriation?:	No
Date Incurred:	06/08/2015
FY of Last Payment:	2020

Plumb Supply

Debt/Obligation Type:	Rebates
Principal:	87,521
Interest:	0
Total:	87,521
Annual Appropriation?:	No
Date Incurred:	06/24/2013
FY of Last Payment:	2022

Bobcat Academy

Debt/Obligation Type:	Rebates
Principal:	111,733
Interest:	0
Total:	111,733
Annual Appropriation?:	No

Date Incurred:	09/14/2015
FY of Last Payment:	2023

Administrative

Debt/Obligation Type:	Internal Loans
Principal:	1,475
Interest:	0
Total:	1,475
Annual Appropriation?:	Yes
Date Incurred:	07/01/2019
FY of Last Payment:	2020

Marshallgaam(Holiday Inn)

Debt/Obligation Type:	Rebates
Principal:	1,000,000
Interest:	0
Total:	1,000,000
Annual Appropriation?:	No
Date Incurred:	10/24/2016
FY of Last Payment:	2035

Non-Rebates For MARSHALLTOWN RETAIL CENTER URBAN RENEWAL

TIF Expenditure Amount:	33,386
Tied To Debt:	2012A Esstnl Corp Purpose
Tied To Project:	Olive Street

TIF Expenditure Amount:	0
Tied To Debt:	Medic
Tied To Project:	Medic

TIF Expenditure Amount:	1,475
Tied To Debt:	Administrative
Tied To Project:	Administrative

Rebates For MARSHALLTOWN RETAIL CENTER URBAN RENEWAL

207 Iowa Ave E

TIF Expenditure Amount:	6,375
Rebate Paid To:	Plumb Supply
Tied To Debt:	Plumb Supply
Tied To Project:	Plumb Supply
Projected Final FY of Rebate:	2022

602 Iowa Ave W

TIF Expenditure Amount:	45,938
Rebate Paid To:	Theisen's Inc.
Tied To Debt:	Theisen's Inc
Tied To Project:	Theisen's Inc
Projected Final FY of Rebate:	2020

1910 S Center Street

TIF Expenditure Amount:	13,281
Rebate Paid To:	Teamwork-1
Tied To Debt:	Bobcat Academy
Tied To Project:	Bobcat Academy
Projected Final FY of Rebate:	2024

3401 S 2nd Street

TIF Expenditure Amount:	56,202
Rebate Paid To:	Marshallgaam
Tied To Debt:	Marshallgaam(Holiday Inn)
Tied To Project:	Marshallgaam
Projected Final FY of Rebate:	2030

Jobs For MARSHALLTOWN RETAIL CENTER URBAN RENEWAL

Project:	Bobcat Academy
Company Name:	Teamwork-1
Date Agreement Began:	10/12/2015
Date Agreement Ends:	10/12/2024
Number of Jobs Created or Retained:	5
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	0
Total Estimated Cost of Public Infrastructure:	0

\$7178 of a legal bill was reported as an expenses to TIF #2 in a prior year and should have been charged to TIF #3, so correcting this year.

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2020

TIF Taxing District Data Collection

Local Government Name: MARSHALLTOWN (64G611)
 Urban Renewal Area: MARSHALLTOWN RETAIL CENTER URBAN RENEWAL (64008)
 TIF Taxing District Name: MARSHALLTOWN CITY/MARSHALLTOWN SCH/RETAIL UR TIF INCREM
 TIF Taxing District Inc. Number: 640108

TIF Taxing District Base Year: 1996
 FY TIF Revenue First Received: 1999
 Subject to a Statutory end date? No

UR Designation	
Slum	02/1996
Blighted	02/1996
Economic Development	02/1996

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	5,922,172	98,655,386	184,105	0	-20,372	111,079,498	0	111,079,498
Taxable	0	3,370,783	88,789,848	165,695	0	-20,372	97,059,612	0	97,059,612
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	40,649,734	70,450,136	4,210,478	66,239,658	2,446,287

FY 2020 TIF Revenue Received: 154,337

TIF Taxing District Data Collection

Local Government Name: MARSHALLTOWN (64G611)
 Urban Renewal Area: MARSHALLTOWN RETAIL CENTER URBAN RENEWAL (64008)
 TIF Taxing District Name: MARSHALLTOWN CITY AG/MARSHALLTOWN SCH/RETAIL UR TIF INCREM
 TIF Taxing District Inc. Number: 640110

TIF Taxing District Base Year: 1996
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	02/1996
Economic Development	02/1996

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	282,100	0	0	0	0	0	282,100	0	282,100
Taxable	158,349	0	0	0	0	0	158,349	0	158,349
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	60,721	158,349	0	158,349	4,046

FY 2020 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: MARSHALLTOWN (64G611)
 Urban Renewal Area: MARSHALLTOWN RETAIL CENTER URBAN RENEWAL (64008)
 TIF Taxing District Name: MARSHALLTOWN CITY AG/EAST MARSHALL SCH/RETAIL UR 2 TIF INCREM
 TIF Taxing District Inc. Number: 640162
 TIF Taxing District Base Year: 2006
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	02/1996
Economic Development	02/1996

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	58,670	0	0	0	0	0	58,670	0	58,670
Taxable	32,933	0	0	0	0	0	32,933	0	32,933
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	17,650	32,933	0	32,933	728

FY 2020 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: MARSHALLTOWN (64G611)
 Urban Renewal Area: MARSHALLTOWN ESIDE URBAN RENEWAL
 UR Area Number: 64009

UR Area Creation Date: 05/1993

Create a public/private partnership which will stimulate and facilitate residential, commercial and industrial redevelopment in the area. Strengthen the economy by enhancing the tax base. Create employment opportunities.

UR Area Purpose: Encourage expansion.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
MARSHALLTOWN CITY/MARSHALLTOWN SCH/ESIDE UR TIF INCREM	640111	640112	4,662,407
MARSHALLTOWN CITY AG/MARSHALLTOWN SCH/ESIDE UR TIF INCREM	640113	640114	0

Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,301,510	26,199,120	31,507,015	48,457,621	0	-83,340	107,654,011	0	107,654,011
Taxable	730,571	14,912,031	28,356,314	43,611,859	0	-83,340	87,731,500	0	87,731,500
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019: **49,826** **0** **Amount of 07-01-2019 Cash Balance Restricted for LMI**

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 2,596
 Property Tax Replacement Claims: 169,605
 Asset Sales & Loan Repayments: 7,178
Total Revenue: 179,379

Rebate Expenditures: 78,649
 Non-Rebate Expenditures: 77,964
 Returned to County Treasurer: 0
Total Expenditures: 156,613

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020: **72,592** **0** **Amount of 06-30-2020 Cash Balance Restricted for LMI**

Projects For MARSHALLTOWN ESIDE URBAN RENEWAL

Menards Manufacturing

Description:	Rebate of Taxes - Building
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

SE South Street Ext

Description:	Extension of Road for Development
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For MARSHALLTOWN ESIDE URBAN RENEWAL

Menards

Debt/Obligation Type:	Rebates
Principal:	1,182,375
Interest:	0
Total:	1,182,375
Annual Appropriation?:	No
Date Incurred:	01/26/2015
FY of Last Payment:	2036

2015 A Bond Issue

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	379,485
Interest:	27,226
Total:	406,711
Annual Appropriation?:	No
Date Incurred:	11/24/2015
FY of Last Payment:	2024

Non-Rebates For MARSHALLTOWN ESIDE URBAN RENEWAL

TIF Expenditure Amount:	77,964
Tied To Debt:	2015 A Bond Issue
Tied To Project:	SE South Street Ext

Rebates For MARSHALLTOWN ESIDE URBAN RENEWAL

2001 S. 18th Ave.

TIF Expenditure Amount:	78,649
Rebate Paid To:	Menards
Tied To Debt:	Menards
Tied To Project:	Menards Manufacturing
Projected Final FY of Rebate:	2034

Jobs For MARSHALLTOWN ESIDE URBAN RENEWAL

Project:	Menards Manufacturing
Company Name:	Menards
Date Agreement Began:	03/25/2015
Date Agreement Ends:	06/30/2035
Number of Jobs Created or Retained:	40
Total Annual Wages of Required Jobs:	1,400,000
Total Estimated Private Capital Investment:	3,200,000
Total Estimated Cost of Public Infrastructure:	163,018

\$7178 of a legal bill was reported as an expense to TIF #2 in a prior year and should have been charged to TIF #3, so correcting this year.

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2020

TIF Taxing District Data Collection

Local Government Name:	MARSHALLTOWN (64G611)
Urban Renewal Area:	MARSHALLTOWN ESIDE URBAN RENEWAL (64009)
TIF Taxing District Name:	MARSHALLTOWN CITY/MARSHALLTOWN SCH/ESIDE UR TIF INCREM
TIF Taxing District Inc. Number:	640112
TIF Taxing District Base Year:	1992
FY TIF Revenue First Received:	1993
Subject to a Statutory end date?	No

UR Designation	
Slum	05/1993
Blighted	05/1993
Economic Development	05/1993

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	26,199,120	31,507,015	48,457,621	0	-83,340	106,352,501	0	106,352,501
Taxable	0	14,912,031	28,356,314	43,611,859	0	-83,340	87,000,929	0	87,000,929
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	45,498,399	60,937,442	4,662,407	56,275,035	2,078,285

FY 2020 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	MARSHALLTOWN (64G611)
Urban Renewal Area:	MARSHALLTOWN ESIDE URBAN RENEWAL (64009)
TIF Taxing District Name:	MARSHALLTOWN CITY AG/MARSHALLTOWN SCH/ESIDE UR TIF INCREM
TIF Taxing District Inc. Number:	640114
TIF Taxing District Base Year:	1992
FY TIF Revenue First Received:	1993
Subject to a Statutory end date?	No

UR Designation	
Slum	05/1993
Blighted	05/1993
Economic Development	05/1993

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,301,510	0	0	0	0	0	1,301,510	0	1,301,510
Taxable	730,571	0	0	0	0	0	730,571	0	730,571
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	1,407,860	0	0	0	0

FY 2020 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: MARSHALLTOWN (64G611)
 Urban Renewal Area: MARSHALLTOWN UPTOWN URBAN RENEWAL
 UR Area Number: 64011

UR Area Creation Date: 06/1998

UR Area Purpose: With the use of taxes and private funding the City wishes to implement the Marshalltown Downtown Vision Plan by strengthening the economy by attracting developers, creating greater job opportunities and a stronger tax base to help support the tax base.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MARSHALLTOWN CITY/MARSHALLTOWN SCH/UPTOWN UR TIF INCREM	640117	640118	7,712,488

Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	19,371,790	47,937,671	14,282,865	0	-51,856	87,073,974	0	87,073,974
Taxable	0	11,026,021	43,143,905	12,854,579	0	-51,856	71,122,804	0	71,122,804
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019: 425,708 0 Amount of 07-01-2019 Cash Balance Restricted for LMI

TIF Revenue:	274,187
TIF Sp. Revenue Fund Interest:	11,641
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	6,875
Total Revenue:	292,703

Rebate Expenditures:	0
Non-Rebate Expenditures:	374,678
Returned to County Treasurer:	0
Total Expenditures:	374,678

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020: 343,733 0 Amount of 06-30-2020 Cash Balance Restricted for LMI

Projects For MARSHALLTOWN UPTOWN URBAN RENEWAL

Madison Street

Description:	Rebuild of Madison Street and add sewers
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Facade & Code Upgrade

Description:	Aid in facade improvements & code upgrade-downtown area
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

Central Business District

Description:	City share to aid Main Street Program Operations Main Street Iowa Program-Iowa Economic Development
Classification:	Authority
Physically Complete:	Yes
Payments Complete:	Yes

Coliseum Design

Description:	Coliseum Design
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Administrative

Description:	Administrative
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Demolition

Description:	Demolition of commercial businesses
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

Marshalltown Lofts

Description:	50 Unit Rental Housing Commercial - apartment/condos (residential use, classified
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Classification: commercial)

Physically Complete: No

Payments Complete: No

Regalado

Description: Grocery Store and restaurant

Classification: Commercial - retail

Physically Complete: No

Payments Complete: No

Debts/Obligations For MARSHALLTOWN UPTOWN URBAN RENEWAL

2011B Bond Issue

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	584,034
Interest:	70,137
Total:	654,171
Annual Appropriation?:	No
Date Incurred:	10/26/2011
FY of Last Payment:	2027

2012A Bond Issue

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,352,400
Interest:	143,178
Total:	1,495,578
Annual Appropriation?:	No
Date Incurred:	04/12/2012
FY of Last Payment:	2027

Central Bus District-Main Street

Debt/Obligation Type:	Internal Loans
Principal:	65,000
Interest:	0
Total:	65,000
Annual Appropriation?:	Yes
Date Incurred:	10/28/2019
FY of Last Payment:	2020

Facade and Code Upgrade

Debt/Obligation Type:	Internal Loans
Principal:	84,901
Interest:	0
Total:	84,901
Annual Appropriation?:	Yes
Date Incurred:	10/28/2019
FY of Last Payment:	2020

Demolition 111 N. 2nd Ave

Debt/Obligation Type:	Internal Loans
Principal:	7,050
Interest:	0
Total:	7,050
Annual Appropriation?:	Yes
Date Incurred:	08/26/2018
FY of Last Payment:	2020

Demolition 7 1/2 E State St

Debt/Obligation Type:	Internal Loans
Principal:	12,166
Interest:	0
Total:	12,166
Annual Appropriation?:	Yes
Date Incurred:	10/16/2019
FY of Last Payment:	2020

Demolition 14 N 1st St

Debt/Obligation Type:	Internal Loans
Principal:	7,620
Interest:	0
Total:	7,620
Annual Appropriation?:	Yes
Date Incurred:	03/23/2020
FY of Last Payment:	2020

Flint Hills Holding

Debt/Obligation Type:	Rebates
Principal:	575,000
Interest:	0
Total:	575,000
Annual Appropriation?:	Yes
Date Incurred:	05/26/2020
FY of Last Payment:	2039

Jose Angel Regalado

Debt/Obligation Type:	Rebates
Principal:	850,000
Interest:	0
Total:	850,000
Annual Appropriation?:	Yes
Date Incurred:	10/14/2019
FY of Last Payment:	2033

Non-Rebates For MARSHALLTOWN UPTOWN URBAN RENEWAL

TIF Expenditure Amount:	28,322
Tied To Debt:	Facade and Code Upgrade
Tied To Project:	Facade & Code Upgrade
TIF Expenditure Amount:	65,000
Tied To Debt:	Central Bus District-Main Street
Tied To Project:	Central Business District
TIF Expenditure Amount:	79,244
Tied To Debt:	2011B Bond Issue
Tied To Project:	Madison Street
TIF Expenditure Amount:	175,276
Tied To Debt:	2012A Bond Issue
Tied To Project:	Madison Street
TIF Expenditure Amount:	7,050
Tied To Debt:	Demolition 111 N. 2nd Ave
Tied To Project:	Demolition
TIF Expenditure Amount:	12,166
Tied To Debt:	Demolition 7 1/2 E State St
Tied To Project:	Demolition
TIF Expenditure Amount:	7,620
Tied To Debt:	Demolition 14 N 1st St
Tied To Project:	Demolition

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(a)\$6875 was originally transferred out of TIF to pay for an estimate for a coliseum feasibility study. The contract amount was lower so returning funds to TIF. (b) Regalado grocery store incl. est. investment of \$4 million. (c) Facade/code \$120,509

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2020

4120509

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TIF Taxing District Data Collection

Local Government Name: MARSHALLTOWN (64G611)
 Urban Renewal Area: MARSHALLTOWN UPTOWN URBAN RENEWAL (64011)
 TIF Taxing District Name: MARSHALLTOWN CITY/MARSHALLTOWN SCH/UPTOWN UR TIF INCREM
 TIF Taxing District Inc. Number: 640118

UR Designation	
Slum	06/1998
Blighted	06/1998
Economic Development	06/1998

TIF Taxing District Base Year: 1997
 FY TIF Revenue First Received: 1999
 Subject to a Statutory end date? No

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	19,371,790	47,937,671	14,282,865	0	-51,856	87,073,974	0	87,073,974
Taxable	0	11,026,021	43,143,905	12,854,579	0	-51,856	71,122,804	0	71,122,804
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	44,716,496	42,409,334	7,712,488	34,696,846	1,281,384

FY 2020 TIF Revenue Received: 274,187

Urban Renewal Area Data Collection

Local Government Name: MARSHALLTOWN (64G611)
 Urban Renewal Area: MARSHALLTOWN CITY/MARSHALLTOWN SCH/UR5
 UR Area Number: 64166

UR Area Creation Date: 09/2016

UR Area Purpose: Promote economic growth by encouraging residential development for low to middle income residents. This will create a mechanism for financing the construction of needed infrastructure and residential development. This will also strengthen the tax base.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MARSHALLTOWN CITY/MARSHALLTOWN SCH/UR5 TIF INCREM	640166	640167	1,138,495

Urban Renewal Area Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	3,199,440	4,460	0	0	-5,556	3,198,344	0	3,198,344
Taxable	0	1,821,064	4,014	0	0	-5,556	1,819,522	0	1,819,522
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2019:	14,552	9,575	Amount of 07-01-2019 Cash Balance Restricted for LMI
TIF Revenue:	41,095		
TIF Sp. Revenue Fund Interest:	907		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	42,002		
Rebate Expenditures:	0		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
Total Expenditures:	0		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2020:	56,554	27,384	Amount of 06-30-2020 Cash Balance Restricted for LMI
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Projects For MARSHALLTOWN CITY/MARSHALLTOWN SCH/UR5

Townhomes

Description:	Eagle View at Wandering Creek
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

Administration

Description:	Administration
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For MARSHALLTOWN CITY/MARSHALLTOWN SCH/UR5

Eagle View at Wandering Creek

Debt/Obligation Type:	Rebates
Principal:	1,300,000
Interest:	0
Total:	1,300,000
Annual Appropriation?:	No
Date Incurred:	09/26/2016
FY of Last Payment:	2030

Income Housing For MARSHALLTOWN CITY/MARSHALLTOWN SCH/UR5

Amount of FY 2020 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
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Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	0
Grants, credits or other direct assistance to low and moderate income families:	0
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	0
Other low and moderate income housing assistance:	0

TIF Taxing District Data Collection

Local Government Name: MARSHALLTOWN (64G611)
 Urban Renewal Area: MARSHALLTOWN CITY/MARSHALLTOWN SCH/UR5 (64166)
 TIF Taxing District Name: MARSHALLTOWN CITY/MARSHALLTOWN SCH/UR5 TIF INCREM
 TIF Taxing District Inc. Number: 640167
 TIF Taxing District Base Year: 2016
 FY TIF Revenue First Received: 2019
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2018 for FY 2020

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	3,199,440	4,460	0	0	-5,556	3,198,344	0	3,198,344
Taxable	0	1,821,064	4,014	0	0	-5,556	1,819,522	0	1,819,522
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2020	1,140,460	1,819,522	1,138,495	681,027	25,151

FY 2020 TIF Revenue Received: 41,095