

Annual Urban Renewal Report, Fiscal Year 2021 - 2022

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/UR5	64166	1
MARSHALLTOWN URBAN RENEWAL UR 6	64901	0

TIF Debt Outstanding: 9,781,023

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:	330,998	27,806	Amount of 07-01-2021 Cash Balance Restricted for LMI
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TIF Revenue:	922,123		
TIF Sp. Revenue Fund Interest:	7,900		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	6,310		
Total Revenue:	936,333		

Rebate Expenditures:	203,489		
Non-Rebate Expenditures:	530,492		
Returned to County Treasurer:	64,054		
Total Expenditures:	798,035		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:	469,296	0	Amount of 06-30-2022 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
 Obligations, Net of TIF Special
 Revenue Fund Balance: 8,577,746**

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 AG/EAST MARSHALL SCH/MTOWN FIRE/RETAIL UR 2 TIF INCREM	640260	640261	0
MARSHALLTOWN CITY AG/MARSHALLTOWN SCH/MTOWN FIRE/RETAIL UR TIF INCREM	640264	640265	0
MARSHALLTOWN CITY/MARSHALLTOWN SCH/MTOWN FIRE/RETAIL UR TIF INCREM	640272	640273	6,523,081

Urban Renewal Area Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	404,010	10,545,782	111,757,129	184,105	0	-18,520	125,963,737	0	125,963,737
Taxable	339,490	5,948,816	100,581,416	165,695	0	-18,520	109,103,478	0	109,103,478
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021: **822** **0** **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 250,895
 TIF Sp. Revenue Fund Interest: 955
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 251,850

Rebate Expenditures: 113,250
 Non-Rebate Expenditures: 97,371
 Returned to County Treasurer: 0
Total Expenditures: 210,621

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022: **42,051** **0** **Amount of 06-30-2022 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

Marshalltown Chamber of Commerce

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

Plumb Supply

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

Bobcat Academy

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

Marshallgaam (Availa Bank)

Description:	Rebate of Taxes - Holiday Inn Express
Classification:	Commercial - hotels and conference centers
Physically Complete:	Yes
Payments Complete:	No

McFarland Medical Clinic

Description:	Rebate of Taxes - McFarland Clinic
Classification:	Commercial-Medical
Physically Complete:	No
Payments Complete:	No

Legal bills

Description:	URA3 Southside
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For MARSHALLTOWN RETAIL CENTER URBAN RENEWAL

2012A Esstnl Corp Purpose

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	124,000
Interest:	6,690
Total:	130,690
Annual Appropriation?:	No
Date Incurred:	04/12/2012
FY of Last Payment:	2025

Marshalltown Area Chamber of Commerce

Debt/Obligation Type:	Internal Loans
Principal:	150,000
Interest:	0
Total:	150,000
Annual Appropriation?:	Yes
Date Incurred:	11/25/2019
FY of Last Payment:	2024

Plumb Supply

Debt/Obligation Type:	Rebates
Principal:	6,683
Interest:	0
Total:	6,683
Annual Appropriation?:	No
Date Incurred:	06/24/2013
FY of Last Payment:	2022

Bobcat Academy

Debt/Obligation Type:	Rebates
Principal:	82,872
Interest:	0
Total:	82,872
Annual Appropriation?:	No
Date Incurred:	09/14/2015
FY of Last Payment:	2024

Marshallgaam(Holiday Inn Express)

Debt/Obligation Type:	Rebates
Principal:	850,955
Interest:	0
Total:	850,955
Annual Appropriation?:	No
Date Incurred:	10/24/2016
FY of Last Payment:	2033

2020A GO refunding 2012A partial

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	63,040

Interest:	3,462
Total:	66,502
Annual Appropriation?:	No
Date Incurred:	09/28/2020
FY of Last Payment:	2027

McFarland Clinic

Debt/Obligation Type:	Rebates
Principal:	2,400,000
Interest:	0
Total:	2,400,000
Annual Appropriation?:	Yes
Date Incurred:	12/28/2020
FY of Last Payment:	2032

Legal bills

Debt/Obligation Type:	Internal Loans
Principal:	11,500
Interest:	0
Total:	11,500
Annual Appropriation?:	Yes
Date Incurred:	11/22/2021
FY of Last Payment:	2022

2012A refunding interest costs

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	611
Total:	611
Annual Appropriation?:	No
Date Incurred:	11/23/2021
FY of Last Payment:	2022

Non-Rebates For MARSHALLTOWN RETAIL CENTER URBAN RENEWAL

TIF Expenditure Amount:	34,630
Tied To Debt:	2012A Esstnl Corp Purpose
Tied To Project:	Olive Street
TIF Expenditure Amount:	50,000
Tied To Debt:	Marshalltown Area Chamber of Commerce
Tied To Project:	Marshalltown Chamber of Commerce
TIF Expenditure Amount:	630
Tied To Debt:	2020A GO refunding 2012A partial
Tied To Project:	Olive Street
TIF Expenditure Amount:	1,500
Tied To Debt:	Marshalltown Area Chamber of Commerce
Tied To Project:	Marshalltown Chamber of Commerce
TIF Expenditure Amount:	10,000
Tied To Debt:	McFarland Clinic
Tied To Project:	McFarland Medical Clinic
TIF Expenditure Amount:	611
Tied To Debt:	2012A Esstnl Corp Purpose
Tied To Project:	Olive Street

Rebates For MARSHALLTOWN RETAIL CENTER URBAN RENEWAL

207 Iowa Ave E

TIF Expenditure Amount:	6,683
Rebate Paid To:	Plumb Supply
Tied To Debt:	Plumb Supply
Tied To Project:	Plumb Supply
Projected Final FY of Rebate:	2022

1910 S Center Street

TIF Expenditure Amount:	13,074
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:	93,493
Rebate Paid To:	Marshallgaam
Tied To Debt:	Marshallgaam(Holiday Inn Express)
Tied To Project:	Marshallgaam (Availa Bank)
Projected Final FY of Rebate:	2030

421 E. Merle Hibbs Blvd

TIF Expenditure Amount:	0
Rebate Paid To:	McFarland Clinic
Tied To Debt:	McFarland Clinic
Tied To Project:	McFarland Medical Clinic
Projected Final FY of Rebate:	2035

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

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/MTOWN FIRE/RETAIL UR 2
 TIF INCREM
 TIF Taxing District Inc. Number: 640261
 TIF Taxing District Base Year: 2006
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	47,840	0	0	0	0	0	47,840	0	47,840
Taxable	40,200	0	0	0	0	0	40,200	0	40,200
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	1,765,000	0	0	0	0

FY 2022 TIF Revenue Received: 0

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/MTOWN FIRE/RETAIL UR
 TIF INCREM
 TIF Taxing District Inc. Number: 640265
 TIF Taxing District Base Year: 1996
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	356,170	0	0	0	0	0	356,170	0	356,170
Taxable	299,290	0	0	0	0	0	299,290	0	299,290
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	30,128,600	0	0	0	0

FY 2022 TIF Revenue Received: 0

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/MTOWN FIRE/RETAIL UR TIF INCREM
 TIF Taxing District Inc. Number: 640273
 TIF Taxing District Base Year: 1996
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	10,545,782	111,757,129	184,105	0	-18,520	125,559,727	0	125,559,727
Taxable	0	5,948,816	100,581,416	165,695	0	-18,520	108,763,988	0	108,763,988
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	4,512,539,900	0	6,523,081	-6,523,081	-242,812

FY 2022 TIF Revenue Received: 250,895

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 AG/MARSHALLTOWN SCHOOL/MTOWN FIRE/ESIDE UR TIF INCREM	640262	640263	0
MARSHALLTOWN CITY/MARSHALLTOWN SCH/MTOWN FIRE/ESIDE UR TIF INCREM	640266	640267	4,919,465

Urban Renewal Area Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	940,980	27,518,590	33,526,871	49,907,354	0	-62,968	111,973,486	0	111,973,486
Taxable	790,709	15,523,062	30,174,184	44,916,619	0	-62,968	91,437,902	0	91,437,902
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021: **124** **0** **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 176,811
 TIF Sp. Revenue Fund Interest: 794
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 177,605

Rebate Expenditures: 90,239
 Non-Rebate Expenditures: 89,653
 Returned to County Treasurer: 0
Total Expenditures: 179,892

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022: **-2,163** **0** **Amount of 06-30-2022 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

Marshalltown Company Demo

Description:	Demolition of building 811 E. Main St.
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

Administrative

Description:	Legal fees and unused internal loan returned to GF
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For MARSHALLTOWN ESIDE URBAN RENEWAL

Menards

Debt/Obligation Type:	Rebates
Principal:	1,023,811
Interest:	0
Total:	1,023,811
Annual Appropriation?:	No
Date Incurred:	01/26/2015
FY of Last Payment:	2034

2015 A Bond Issue

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	231,575
Interest:	10,718
Total:	242,293
Annual Appropriation?:	No
Date Incurred:	11/24/2015
FY of Last Payment:	2024

Marshalltown Company Demo

Debt/Obligation Type:	Internal Loans
Principal:	39,243
Interest:	0
Total:	39,243
Annual Appropriation?:	Yes
Date Incurred:	02/22/2021
FY of Last Payment:	2021

Administrative

Debt/Obligation Type:	Internal Loans
Principal:	1,500
Interest:	0
Total:	1,500
Annual Appropriation?:	Yes
Date Incurred:	11/23/2020
FY of Last Payment:	2021

Non-Rebates For MARSHALLTOWN ESIDE URBAN RENEWAL

TIF Expenditure Amount:	89,653
Tied To Debt:	2015 A Bond Issue
Tied To Project:	SE South Street Ext

TIF Expenditure Amount:	0
Tied To Debt:	Marshalltown Company Demo
Tied To Project:	Marshalltown Company Demo

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

Rebates For MARSHALLTOWN ESIDE URBAN RENEWAL

2001 S. 18th Ave.

TIF Expenditure Amount:	90,239
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

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 SCHOOL/MTOWN FIRE/ESIDE
UR TIF INCREM	
TIF Taxing District Inc. Number:	640263
TIF Taxing District Base Year:	1992
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	940,980	0	0	0	0	0	940,980	0	940,980
Taxable	790,709	0	0	0	0	0	790,709	0	790,709
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	136,395,000	0	0	0	0

FY 2022 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/MARSHALLTOWN SCH/MTOWN FIRE/ESIDE UR TIF
INCREM	
TIF Taxing District Inc. Number:	640267
TIF Taxing District Base Year:	1992
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	27,518,590	33,526,871	49,907,354	0	-62,968	111,032,506	0	111,032,506
Taxable	0	15,523,062	30,174,184	44,916,619	0	-62,968	90,647,193	0	90,647,193
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	4,554,230,900	0	4,919,465	-4,919,465	-183,120

FY 2022 TIF Revenue Received: 176,811

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

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.

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MARSHALLTOWN CITY/MARSHALLTOWN SCH/MTOWN FIRE/UPTOWN UR TIF INCREM	640268	640269	13,350,939

Urban Renewal Area Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	20,510,650	44,262,270	14,380,645	0	-40,744	83,476,216	0	83,476,216
Taxable	0	11,569,946	39,836,044	12,942,581	0	-40,744	67,253,133	0	67,253,133
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021: **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue:	494,417
TIF Sp. Revenue Fund Interest:	5,837
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	500,254

Rebate Expenditures:	0
Non-Rebate Expenditures:	343,468
Returned to County Treasurer:	0
Total Expenditures:	343,468

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022: **Amount of 06-30-2022 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

Administrative

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

Marshalltown Lofts

Description:	50 Unit Rental Housing Commercial - apartment/condos (residential use, classified commercial)
Classification:	
Physically Complete:	No
Payments Complete:	No

Regalado - Grocery & Restaurant

Description:	Grocery Store and restaurant
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Goodman - Restaurant

Description:	Restaurant
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For MARSHALLTOWN UPTOWN URBAN RENEWAL

2012A Bond Issue

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	651,000
Interest:	35,123
Total:	686,123
Annual Appropriation?:	No
Date Incurred:	04/12/2012
FY of Last Payment:	2025

Central Bus District-Main Street

Debt/Obligation Type:	Internal Loans
Principal:	35,000
Interest:	0
Total:	35,000
Annual Appropriation?:	Yes
Date Incurred:	10/28/2019
FY of Last Payment:	2022

Facade and Code Upgrade

Debt/Obligation Type:	Internal Loans
Principal:	223,853
Interest:	0
Total:	223,853
Annual Appropriation?:	Yes
Date Incurred:	10/28/2019
FY of Last Payment:	2020

Flint Hills Holding-M'town Lofts

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:	2032

Administration-legal fees

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0

Total:	0
Annual Appropriation?:	Yes
Date Incurred:	11/23/2020
FY of Last Payment:	2021

2020A refunding 2012A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	330,960
Interest:	18,173
Total:	349,133
Annual Appropriation?:	No
Date Incurred:	09/28/2020
FY of Last Payment:	2027

2020A refunding 2011B

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	447,000
Interest:	15,775
Total:	462,775
Annual Appropriation?:	No
Date Incurred:	09/28/2020
FY of Last Payment:	2027

Dani & Garrett Goodman

Debt/Obligation Type:	Rebates
Principal:	175,000
Interest:	0
Total:	175,000
Annual Appropriation?:	Yes
Date Incurred:	01/27/2020
FY of Last Payment:	2035

2011B closing refunding costs interest

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	4,293
Total:	4,293
Annual Appropriation?:	No
Date Incurred:	11/23/2021
FY of Last Payment:	2022

2012A closing refunding costs interest

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	3,186
Total:	3,186
Annual Appropriation?:	No
Date Incurred:	11/23/2021
FY of Last Payment:	2022

Non-Rebates For MARSHALLTOWN UPTOWN URBAN RENEWAL

TIF Expenditure Amount:	39,901
Tied To Debt:	Facade and Code Upgrade
Tied To Project:	Facade & Code Upgrade
TIF Expenditure Amount:	35,000
Tied To Debt:	Central Bus District-Main Street
Tied To Project:	Central Business District
TIF Expenditure Amount:	181,808
Tied To Debt:	2012A Bond Issue
Tied To Project:	Madison Street
TIF Expenditure Amount:	3,186
Tied To Debt:	2012A Bond Issue
Tied To Project:	Madison Street
TIF Expenditure Amount:	0
Tied To Debt:	Administration-legal fees
Tied To Project:	Administrative
TIF Expenditure Amount:	3,310
Tied To Debt:	2020A refunding 2012A
Tied To Project:	Madison Street
TIF Expenditure Amount:	75,970
Tied To Debt:	2020A refunding 2011B
Tied To Project:	Madison Street
TIF Expenditure Amount:	4,293
Tied To Debt:	2020A refunding 2011B
Tied To Project:	Madison Street

Rebates For MARSHALLTOWN UPTOWN URBAN RENEWAL

31, 35 N Center & 7 1/2 East

TIF Expenditure Amount:	0
Rebate Paid To:	Dani & Garrett Goodman
Tied To Debt:	Dani & Garrett Goodman
Tied To Project:	Goodman - Restaurant
Projected Final FY of Rebate:	2035

107 N. Center

TIF Expenditure Amount:	0
Rebate Paid To:	Jose Angel Regalado
Tied To Debt:	Jose Angel Regalado
Tied To Project:	Regalado - Grocery & Restaurant
Projected Final FY of Rebate:	2032

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/MTOWN FIRE/UPTOWN UR
 TIF INCREM
 TIF Taxing District Inc. Number: 640269
 TIF Taxing District Base Year: 1997
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	20,510,650	44,262,270	14,380,645	0	-40,744	83,476,216	0	83,476,216
Taxable	0	11,569,946	39,836,044	12,942,581	0	-40,744	67,253,133	0	67,253,133
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	4,475,829,600	0	13,350,939	-13,350,939	-496,970

FY 2022 TIF Revenue Received: 494,417

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

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.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
MARSHALLTOWN CITY/MARSHALLTOWN SCH/MTOWN FIRE/UR 5 TIF INCREM	640270	640271	0

Urban Renewal Area Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,318,330	4,460	0	0	-3,704	3,825,896	0	3,825,896
Taxable	0	743,663	4,014	0	0	-3,704	2,436,071	0	2,436,071
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2021: **57,430** **27,806** **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 314
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 6,310
Total Revenue: 6,624

Rebate Expenditures: 0
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 64,054
Total Expenditures: 64,054

TIF Sp. Rev. Fund Cash Balance as of 06-30-2022: **0** **0** **Amount of 06-30-2022 Cash Balance Restricted for LMI**

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

Income Housing For MARSHALLTOWN CITY/MARSHALLTOWN SCH/UR5

Amount of FY 2022 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/MTOWN FIRE/UR 5 TIF INCREM
 TIF Taxing District Inc. Number: 640271
 TIF Taxing District Base Year: 2016
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,318,330	4,460	0	0	-3,704	3,825,896	0	3,825,896
Taxable	0	743,663	4,014	0	0	-3,704	2,436,071	0	2,436,071
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	114,046,000	0	0	0	0

FY 2022 TIF Revenue Received: 0

Projects For MARSHALLTOWN URBAN RENEWAL UR 6

Glenwood Marshalltown LLC

Description:	42 single-family units and 4 multi-family & infrastructure
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For MARSHALLTOWN URBAN RENEWAL UR 6

Glenwood Marshalltown LLC

Debt/Obligation Type:	Rebates
Principal:	1,410,000
Interest:	0
Total:	1,410,000
Annual Appropriation?:	Yes
Date Incurred:	04/27/2021
FY of Last Payment:	2034

Rebates For MARSHALLTOWN URBAN RENEWAL UR 6

Glenwood Park

TIF Expenditure Amount:	0
Rebate Paid To:	Glenwood Marshalltown LLC
Tied To Debt:	Glenwood Marshalltown LLC
Tied To Project:	Glenwood Marshalltown LLC
Projected Final FY of Rebate:	2034

Income Housing For MARSHALLTOWN URBAN RENEWAL UR 6

Amount of FY 2022 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