

Annual Urban Renewal Report, Fiscal Year 2017 - 2018

Levy Authority Summary

Local Government Name: MASON CITY
 Local Government Number: 17G145

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
MASON CITY FOREST PARK URBAN RENEWAL	17006	2
MASON CITY UNIFIED URBAN RENEWAL	17010	24
MASON CITY DOWNTOWN REINVESTMENT URA	17026	1
MASON CITY SOUTHSIDE GATEWAY URA	17027	2

TIF Debt Outstanding: **1,557,817**

TIF Sp. Rev. Fund Cash Balance			Amount of 07-01-2017 Cash Balance
as of 07-01-2017:	231,826	0	Restricted for LMI

TIF Revenue:	1,337,789
TIF Sp. Revenue Fund Interest:	7,808
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	1,345,597

Rebate Expenditures:	540,048
Non-Rebate Expenditures:	1,103,047
Returned to County Treasurer:	0
Total Expenditures:	1,643,095

TIF Sp. Rev. Fund Cash Balance			Amount of 06-30-2018 Cash Balance
as of 06-30-2018:	-65,672	0	Restricted for LMI

Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance: **-19,606**

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Urban Renewal Area Data Collection

Local Government Name: MASON CITY (17G145)
 Urban Renewal Area: MASON CITY FOREST PARK URBAN RENEWAL
 UR Area Number: 17006

 UR Area Creation Date: 07/1993

 UR Area Purpose: See Plan

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
MASON CITY CITY/MASON CITY SCH/FOREST PARK INCREM	17103	17102	0
MASON CITY CITY/MASON CITY SCH/FOREST PARK INCREM	17163	17164	0

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,318,450	16,832,540	0	0	-1,852	18,149,138	0	18,149,138
Taxable	0	750,720	15,149,286	0	0	-1,852	15,898,154	0	15,898,154
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2017: 4,439 0 **Amount of 07-01-2017 Cash Balance Restricted for LMI**

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 0

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

TIF Sp. Rev. Fund Cash Balance as of 06-30-2018: 4,439 0 **Amount of 06-30-2018 Cash Balance Restricted for LMI**

Projects For MASON CITY FOREST PARK URBAN RENEWAL

Crescent Park Maintenance

Description:	Lawn care for Crescent Park
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For MASON CITY FOREST PARK URBAN RENEWAL

Crescent Park Maintenance Payment

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	07/01/2016
FY of Last Payment:	2021

Non-Rebates For MASON CITY FOREST PARK URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	Crescent Park Maintenance Payment
Tied To Project:	Crescent Park Maintenance

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TIF Taxing District Data Collection

Local Government Name:	MASON CITY (17G145)		
Urban Renewal Area:	MASON CITY FOREST PARK URBAN RENEWAL (17006)		
TIF Taxing District Name:	MASON CITY CITY/MASON CITY SCH/FOREST PARK INCREM		
TIF Taxing District Inc. Number:	17102		
TIF Taxing District Base Year:	1992		
FY TIF Revenue First Received:	1993		
Subject to a Statutory end date?	Yes	Slum	No
Fiscal year this TIF Taxing District		Blighted	No
statutorily ends:	2021	Economic Development	07/1994

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,318,450	15,469,830	0	0	-1,852	16,786,428	0	16,786,428
Taxable	0	750,720	13,922,847	0	0	-1,852	14,671,715	0	14,671,715
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	5,190,709	11,597,571	0	11,597,571	368,249

FY 2018 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	MASON CITY (17G145)		
Urban Renewal Area:	MASON CITY FOREST PARK URBAN RENEWAL (17006)		
TIF Taxing District Name:	MASON CITY CITY/MASON CITY SCH/FOREST PARK INCREM		
TIF Taxing District Inc. Number:	17164		
TIF Taxing District Base Year:	2000		
FY TIF Revenue First Received:	2001		
Subject to a Statutory end date?	Yes	Slum	No
Fiscal year this TIF Taxing District		Blighted	No
statutorily ends:	2021	Economic Development	06/1997

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,362,710	0	0	0	1,362,710	0	1,362,710
Taxable	0	0	1,226,439	0	0	0	1,226,439	0	1,226,439
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	46,475	1,226,439	0	1,226,439	38,942

FY 2018 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: MASON CITY (17G145)
 Urban Renewal Area: MASON CITY UNIFIED URBAN RENEWAL
 UR Area Number: 17010

UR Area Creation Date: 07/1993

UR Area Purpose: See Plan

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
MASON CITY CITY/MASON CITY SCH/UNIFIED - COMMUNITY GROWTH INCREM	17078	17079	0
MASON CITY CITY/MASON CITY SCH/UNIFIED - WESTSIDE INCREM	17119	17121	1,991,310
MASON CITY CITY AG/MASON CITY SCH/UNIFIED - COMMUNITY GROWTH INCREM	17117	17126	0
MASON CITY CITY AG/MASON CITY SCH/UNIFIED - WESTSIDE INCREM	17120	17128	98,388
LAKE TWP/MASON CITY SCH/UNIFIED - S EISENHOWER INCREM	17109	17130	0
MASON CITY CITY AG/MASON CITY SCH/UNIFIED - S EISENHOWER INCREM	17106	17131	165,265
MASON TWP/MASON CITY SCH/UNIFIED - S EISENHOWER INCREM	17110	17132	0
MASON CITY CITY/MASON CITY SCH/UNIFIED - GATEWAY INCREM	17107	17134	5,767,034
MASON CITY CITY AG/MASON CITY SCH/UNIFIED - GATEWAY INCREM	17108	17135	0
MASON TWP/MASON CITY SCH/UNIFIED - GATEWAY INCREM	17111	17136	0
MASON CITY CITY/MASON CITY SCH/UNIFIED - GATEWAY INCREM	17151	17152	3,015,591
MASON CITY CITY/MASON CITY SCH/UNIFIED - S EISENHOWER INCREM	17153	17154	0
MASON CITY CITY AG/MASON CITY SCH/UNIFIED - S EISENHOWER INCREM	17155	17156	0
MASON CITY CITY/MASON CITY SCH/UNIFIED - COMMUNITY GROWTH INCREM	17159	17160	8,426,361
MASON CITY CITY AG/MASON CITY SCH/UNIFIED - COMMUNITY GROWTH INCREM	17161	17162	0
MASON CITY CITY/MASON CITY SCH/UNIFIED - GATEWAY INCREM	17199	17200	504,800
MASON CITY CITY AG/MASON CITY SCH/UNIFIED - GATEWAY INCREM	17201	17202	238,662
MASON TWP/MASON CITY SCH/UNIFIED - GATEWAY INCREM	17203	17204	0
MASON CITY CITY/MASON CITY SCH/UNIFIED - INDUSTRIAL URBAN RENEWAL INCREM	17205	17206	5,221,062
MASON CITY CITY AG/MASON CITY SCH/UNIFIED - INDUSTRIAL URBAN RENEWAL INCREM	17207	17208	0
MASON CITY CORP/MASON CITY SCHOOL/MC UNIFIED - AMD 1 INCREMENT	17227	17228	14,766,865
MASON CITY AG/MASON CITY SCHOOL/MC UNIFIED - AMD 1 INCREMENT	17229	17230	0
MASON CITY CORP/MASON CITY SCHOOL/MC UNIFIED - AMD 2 INC	17231	17232	0
MASON CITY CORP AG/MASON CITY SCHOOL/MC UNIFIED - AMD 2 INC	17233	17234	0

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	4,001,650	53,121,450	263,265,755	81,817,880	0	-190,756	416,720,640	0	416,720,640
Taxable	1,900,757	30,246,921	236,939,184	73,636,092	0	-190,756	354,663,579	0	354,663,579
Homestead Credits									0

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

475,931

0

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

TIF Revenue: 1,298,543
 TIF Sp. Revenue Fund Interest: 7,808
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 1,306,351

Rebate Expenditures: 540,048

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Non-Rebate Expenditures:	1,017,769
Returned to County Treasurer:	0
Total Expenditures:	1,557,817

TIF Sp. Rev. Fund Cash Balance as of 06-30-2018:	224,465	0	Amount of 06-30-2018 Cash Balance Restricted for LMI
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Projects For MASON CITY UNIFIED URBAN RENEWAL

Golden Grain TIF Rebate

Description:	Rebate TIF Increment
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

YMH Torrance TIF Rebate

Description:	Rebate TIF Increment
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

Fed Ex TIF Rebate

Description:	Rebate TIF Increment
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

REG Development Agreement

Description:	Rebate TIF Increment
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

Urban Revitalization

Description:	Create Urban Revitalization district
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

Northbridge #1

Description:	Fareway redevelopment
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

Downtown Streetscape

Description:	Streetscape development
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Metalcraft

Description:	Rebate TIF Increment
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

Hosmer Properties

Description:	Rebate TIF Increment
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

Legacy

Description:	Rebate TIF Increment
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	No

Cargill Kitchen Solutions

Description:	Rebate TIF Increment
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

Hotel/Arena project

Description:	Development agreement
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

NHANS project

Description:	Provide low cost housing
Classification:	Acquisition of property
Physically Complete:	No
Payments Complete:	No

Dimensional Graphics

Description:	Rebate TIF Increment
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

CORL Program

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

DORL Program

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

Debts/Obligations For MASON CITY UNIFIED URBAN RENEWAL

Northbridge #1

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	185,000
Interest:	3,090
Total:	188,090
Annual Appropriation?:	Yes
Date Incurred:	04/01/2003
FY of Last Payment:	2018

Downtown Streetscape

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	445,000
Interest:	47,868
Total:	492,868
Annual Appropriation?:	Yes
Date Incurred:	10/01/2011
FY of Last Payment:	2021

Golden Grain TIF Rebate

Debt/Obligation Type:	Rebates
Principal:	171,331
Interest:	0
Total:	171,331
Annual Appropriation?:	Yes
Date Incurred:	11/04/2003
FY of Last Payment:	2019

YMH Torrance TIF Rebate

Debt/Obligation Type:	Rebates
Principal:	18,465
Interest:	0
Total:	18,465
Annual Appropriation?:	Yes
Date Incurred:	10/05/2012
FY of Last Payment:	2019

Fed Ex TIF Rebate

Debt/Obligation Type:	Rebates
Principal:	34,146
Interest:	0
Total:	34,146
Annual Appropriation?:	Yes
Date Incurred:	10/01/2011
FY of Last Payment:	2021

Cargill Kitchens Solutions

Debt/Obligation Type:	Rebates
Principal:	23,991
Interest:	0
Total:	23,991
Annual Appropriation?:	Yes
Date Incurred:	02/21/2012
FY of Last Payment:	2022

Urban Revitalization

Debt/Obligation Type:	Other Debt
Principal:	19,428
Interest:	0
Total:	19,428
Annual Appropriation?:	No
Date Incurred:	07/26/2016
FY of Last Payment:	2018

Metalcraft

Debt/Obligation Type:	Rebates
Principal:	71,453
Interest:	0
Total:	71,453
Annual Appropriation?:	Yes
Date Incurred:	07/01/2015
FY of Last Payment:	2022

Legacy

Debt/Obligation Type:	Rebates
Principal:	33,189
Interest:	0
Total:	33,189
Annual Appropriation?:	Yes
Date Incurred:	10/01/2015
FY of Last Payment:	2022

REG

Debt/Obligation Type:	Rebates
Principal:	140,376
Interest:	0
Total:	140,376
Annual Appropriation?:	Yes
Date Incurred:	10/01/2015
FY of Last Payment:	2022

Hosmer Properties

Debt/Obligation Type:	Rebates
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Principal:	30,854
Interest:	0
Total:	30,854
Annual Appropriation?:	Yes
Date Incurred:	10/01/2015
FY of Last Payment:	2021

Dimensional Graphics

Debt/Obligation Type:	Rebates
Principal:	16,243
Interest:	0
Total:	16,243
Annual Appropriation?:	Yes
Date Incurred:	10/01/2015
FY of Last Payment:	2026

Hotel/Arena

Debt/Obligation Type:	Other Debt
Principal:	250
Interest:	0
Total:	250
Annual Appropriation?:	No
Date Incurred:	11/28/2016
FY of Last Payment:	2018

NHANS program

Debt/Obligation Type:	Other Debt
Principal:	1,756
Interest:	0
Total:	1,756
Annual Appropriation?:	No
Date Incurred:	08/25/2016
FY of Last Payment:	2018

CORL Loan Project

Debt/Obligation Type:	Other Debt
Principal:	275,115
Interest:	0
Total:	275,115
Annual Appropriation?:	Yes
Date Incurred:	10/06/2016
FY of Last Payment:	2018

DORL Loan Project

Debt/Obligation Type:	Other Debt
Principal:	40,262
Interest:	0
Total:	40,262
Annual Appropriation?:	Yes

Date Incurred:	09/27/2017
FY of Last Payment:	2018

Non-Rebates For MASON CITY UNIFIED URBAN RENEWAL

TIF Expenditure Amount:	188,090
Tied To Debt:	Northbridge #1
Tied To Project:	Northbridge #1
TIF Expenditure Amount:	492,868
Tied To Debt:	Downtown Streetscape
Tied To Project:	Downtown Streetscape
TIF Expenditure Amount:	19,428
Tied To Debt:	Urban Revitalization
Tied To Project:	Urban Revitalization
TIF Expenditure Amount:	250
Tied To Debt:	Hotel/Arena
Tied To Project:	Hotel/Arena project
TIF Expenditure Amount:	1,756
Tied To Debt:	NHANS program
Tied To Project:	NHANS project
TIF Expenditure Amount:	275,115
Tied To Debt:	CORL Loan Project
Tied To Project:	CORL Program
TIF Expenditure Amount:	40,262
Tied To Debt:	DORL Loan Project
Tied To Project:	DORL Program

Rebates For MASON CITY UNIFIED URBAN RENEWAL

Golden Grain TIF Rebate

TIF Expenditure Amount: 171,331
Rebate Paid To: Golden Grain
Tied To Debt: Golden Grain TIF Rebate
Tied To Project: Golden Grain TIF Rebate
Projected Final FY of Rebate: 2019

YMH Torrance TIF Rebate

TIF Expenditure Amount: 18,465
Rebate Paid To: YMH Torrance
Tied To Debt: YMH Torrance TIF Rebate
Tied To Project: YMH Torrance TIF Rebate
Projected Final FY of Rebate: 2019

Fed Ex TIF Rebate

TIF Expenditure Amount: 34,146
Rebate Paid To: Fed Ex
Tied To Debt: Fed Ex TIF Rebate
Tied To Project: Fed Ex TIF Rebate
Projected Final FY of Rebate: 2021

Cargill Kitchen Solutions

TIF Expenditure Amount: 23,991
Rebate Paid To: Cargill Kitchen Solutions
Tied To Debt: Cargill Kitchens Solutions
Tied To Project: Cargill Kitchen Solutions
Projected Final FY of Rebate: 2022

Metalcraft

TIF Expenditure Amount: 71,453
Rebate Paid To: Metalcraft
Tied To Debt: Metalcraft
Tied To Project: Metalcraft
Projected Final FY of Rebate: 2022

Legacy

TIF Expenditure Amount: 33,189
Rebate Paid To: Legacy
Tied To Debt: Legacy
Tied To Project: Legacy
Projected Final FY of Rebate: 2022

REG

TIF Expenditure Amount:	140,376
Rebate Paid To:	REG
Tied To Debt:	REG
Tied To Project:	REG Development Agreement
Projected Final FY of Rebate:	2022

Hosmer Properties

TIF Expenditure Amount:	30,854
Rebate Paid To:	Hosmer Properties
Tied To Debt:	Hosmer Properties
Tied To Project:	Hosmer Properties
Projected Final FY of Rebate:	2021

Dimensional Graphics

TIF Expenditure Amount:	16,243
Rebate Paid To:	Dimensional Graphics
Tied To Debt:	Dimensional Graphics
Tied To Project:	Dimensional Graphics
Projected Final FY of Rebate:	2026

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TIF Taxing District Data Collection

Local Government Name: MASON CITY (17G145)
 Urban Renewal Area: MASON CITY UNIFIED URBAN RENEWAL (17010)
 TIF Taxing District Name: MASON CITY CITY/MASON CITY SCH/UNIFIED - COMMUNITY GROWTH INCREM
 TIF Taxing District Inc. Number: 17079
 TIF Taxing District Base Year: 1986
 FY TIF Revenue First Received: 1987
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2021

Slum
 Blighted
 Economic Development

UR Designation
 No
 No
 10/2001

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	387,040	36,969,020	17,627,160	0	0	54,983,220	0	54,983,220
Taxable	0	220,374	33,272,118	15,864,444	0	0	49,356,936	0	49,356,936
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	29,425,783	25,557,437	0	25,557,437	811,506

FY 2018 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: MASON CITY (17G145)
 Urban Renewal Area: MASON CITY UNIFIED URBAN RENEWAL (17010)
 TIF Taxing District Name: MASON CITY CITY/MASON CITY SCH/UNIFIED - WESTSIDE INCREM
 TIF Taxing District Inc. Number: 17121
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 1994
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2021

Slum
 Blighted
 Economic Development

UR Designation
 No
 No
 06/1993

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	45,758,292	12,715,920	0	0	60,887,920	0	60,887,920
Taxable	0	0	41,182,463	11,444,328	0	0	54,618,101	0	54,618,101
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	22,058,863	38,829,057	1,991,310	36,837,747	1,169,681

FY 2018 TIF Revenue Received: 64,331

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TIF Taxing District Data Collection

Local Government Name: MASON CITY (17G145)
 Urban Renewal Area: MASON CITY UNIFIED URBAN RENEWAL (17010)
 TIF Taxing District Name: MASON CITY CITY AG/MASON CITY SCH/UNIFIED - COMMUNITY GROWTH INCREM
 TIF Taxing District Inc. Number: 17126
 TIF Taxing District Base Year: 1986
 FY TIF Revenue First Received: 1987
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2021

Slum
 Blighted
 Economic Development

UR Designation
 No
 No
 10/2001

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	30,370	0	0	0	0	0	30,370	0	30,370
Taxable	14,425	0	0	0	0	0	14,425	0	14,425
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	60,000	0	0	0	0

FY 2018 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: MASON CITY (17G145)
 Urban Renewal Area: MASON CITY UNIFIED URBAN RENEWAL (17010)
 TIF Taxing District Name: MASON CITY CITY AG/MASON CITY SCH/UNIFIED - WESTSIDE INCREM
 TIF Taxing District Inc. Number: 17128
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 1994
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2021

Slum
 Blighted
 Economic Development

UR Designation
 No
 No
 06/1994

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	279,060	0	0	0	0	0	279,060	0	279,060
Taxable	132,550	0	0	0	0	0	132,550	0	132,550
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	180,672	98,388	98,388	0	0

FY 2018 TIF Revenue Received: 3,179

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TIF Taxing District Data Collection

Local Government Name:	MASON CITY (17G145)		
Urban Renewal Area:	MASON CITY UNIFIED URBAN RENEWAL (17010)		
TIF Taxing District Name:	LAKE TWP/MASON CITY SCH/UNIFIED - S EISENHOWER INCREM		
TIF Taxing District Inc. Number:	17130		
TIF Taxing District Base Year:	1992		
FY TIF Revenue First Received:	2010		UR Designation
Subject to a Statutory end date?	Yes	Slum	No
Fiscal year this TIF Taxing District		Blighted	No
statutorily ends:	2021	Economic Development	10/2001

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	628,050	368,510	0	0	0	0	996,560	0	996,560
Taxable	298,320	209,826	0	0	0	0	508,146	0	508,146
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	351,011	508,146	0	508,146	12,256

FY 2018 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	MASON CITY (17G145)		
Urban Renewal Area:	MASON CITY UNIFIED URBAN RENEWAL (17010)		
TIF Taxing District Name:	MASON CITY CITY AG/MASON CITY SCH/UNIFIED - S EISENHOWER INCREM		
TIF Taxing District Inc. Number:	17131		
TIF Taxing District Base Year:	1992		
FY TIF Revenue First Received:	2010		UR Designation
Subject to a Statutory end date?	Yes	Slum	No
Fiscal year this TIF Taxing District		Blighted	No
statutorily ends:	2021	Economic Development	10/2001

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	380,580	0	0	0	0	0	380,580	0	380,580
Taxable	180,774	0	0	0	0	0	180,774	0	180,774
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	148,378	180,774	165,265	15,509	365

FY 2018 TIF Revenue Received: 5,339

◆ Annual Urban Renewal Report, Fiscal Year 2017 - 2018

TIF Taxing District Data Collection

Local Government Name:	MASON CITY (17G145)		
Urban Renewal Area:	MASON CITY UNIFIED URBAN RENEWAL (17010)		
TIF Taxing District Name:	MASON TWP/MASON CITY SCH/UNIFIED - S EISENHOWER INCREM		
TIF Taxing District Inc. Number:	17132		
TIF Taxing District Base Year:	1992		
FY TIF Revenue First Received:	2010		
Subject to a Statutory end date?	Yes	Slum	No
Fiscal year this TIF Taxing District		Blighted	No
statutorily ends:	2021	Economic Development	10/2001

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	653,560	337,800	0	0	0	0	991,360	0	991,360
Taxable	310,437	192,340	0	0	0	0	502,777	0	502,777
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	328,550	502,777	0	502,777	12,236

FY 2018 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	MASON CITY (17G145)		
Urban Renewal Area:	MASON CITY UNIFIED URBAN RENEWAL (17010)		
TIF Taxing District Name:	MASON CITY CITY/MASON CITY SCH/UNIFIED - GATEWAY INCREM		
TIF Taxing District Inc. Number:	17134		
TIF Taxing District Base Year:	1992		
FY TIF Revenue First Received:	2007		
Subject to a Statutory end date?	Yes	Slum	No
Fiscal year this TIF Taxing District		Blighted	No
statutorily ends:	2021	Economic Development	10/2001

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	255,400	10,096,268	0	0	-1,852	10,679,788	0	10,679,788
Taxable	0	145,421	9,086,641	0	0	-1,852	9,502,437	0	9,502,437
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	4,745,030	5,936,610	5,767,034	169,576	5,384

FY 2018 TIF Revenue Received: 186,309

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TIF Taxing District Data Collection

Local Government Name: MASON CITY (17G145)
 Urban Renewal Area: MASON CITY UNIFIED URBAN RENEWAL (17010)
 TIF Taxing District Name: MASON CITY CITY AG/MASON CITY SCH/UNIFIED - GATEWAY INCREM
 TIF Taxing District Inc. Number: 17135
 TIF Taxing District Base Year: 1992
 FY TIF Revenue First Received: 2007
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2021

Slum	UR Designation
Blighted	No
Economic Development	No
	10/2001

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	265,650	0	0	0	0	0	265,650	0	265,650
Taxable	126,182	0	0	0	0	0	126,182	0	126,182
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	39,351	126,182	0	126,182	2,968

FY 2018 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: MASON CITY (17G145)
 Urban Renewal Area: MASON CITY UNIFIED URBAN RENEWAL (17010)
 TIF Taxing District Name: MASON TWP/MASON CITY SCH/UNIFIED - GATEWAY INCREM
 TIF Taxing District Inc. Number: 17136
 TIF Taxing District Base Year: 1992
 FY TIF Revenue First Received: 2007
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2021

Slum	UR Designation
Blighted	No
Economic Development	No
	10/2001

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	1,017,271	0	0	0	0

FY 2018 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name:	MASON CITY (17G145)		
Urban Renewal Area:	MASON CITY UNIFIED URBAN RENEWAL (17010)		
TIF Taxing District Name:	MASON CITY CITY/MASON CITY SCH/UNIFIED - GATEWAY INCREM		
TIF Taxing District Inc. Number:	17152		
TIF Taxing District Base Year:	2004		
FY TIF Revenue First Received:	2007		
Subject to a Statutory end date?	Yes	Slum	UR Designation No
Fiscal year this TIF Taxing District statutorily ends:	2021	Blighted	No
		Economic Development	10/2001

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	3,895,150	11,664,325	628,640	0	-11,112	16,331,778	0	16,331,778
Taxable	0	2,217,870	10,497,893	565,776	0	-11,112	13,398,117	0	13,398,117
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	13,508,487	2,834,403	3,015,591	-181,188	-5,753

FY 2018 TIF Revenue Received: 97,421

TIF Taxing District Data Collection

Local Government Name:	MASON CITY (17G145)		
Urban Renewal Area:	MASON CITY UNIFIED URBAN RENEWAL (17010)		
TIF Taxing District Name:	MASON CITY CITY/MASON CITY SCH/UNIFIED - S EISENHOWER INCREM		
TIF Taxing District Inc. Number:	17154		
TIF Taxing District Base Year:	2009		
FY TIF Revenue First Received:	2010		
Subject to a Statutory end date?	Yes	Slum	UR Designation No
Fiscal year this TIF Taxing District statutorily ends:	2021	Blighted	No
		Economic Development	10/2001

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	164,170	0	0	0	0	164,170	0	164,170
Taxable	0	93,477	0	0	0	0	93,477	0	93,477
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	144,080	20,090	0	20,090	638

FY 2018 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: MASON CITY (17G145)
 Urban Renewal Area: MASON CITY UNIFIED URBAN RENEWAL (17010)
 TIF Taxing District Name: MASON CITY CITY AG/MASON CITY SCH/UNIFIED - S EISENHOWER INCREM
 TIF Taxing District Inc. Number: 17156
 TIF Taxing District Base Year: 2009
 FY TIF Revenue First Received: 2010
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2021

Slum
 Blighted
 Economic Development

UR Designation
 No
 No
 10/2001

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	194,580	0	0	0	0	0	194,580	0	194,580
Taxable	92,424	0	0	0	0	0	92,424	0	92,424
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	124,645	69,935	0	69,935	1,645

FY 2018 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: MASON CITY (17G145)
 Urban Renewal Area: MASON CITY UNIFIED URBAN RENEWAL (17010)
 TIF Taxing District Name: MASON CITY CITY/MASON CITY SCH/UNIFIED - COMMUNITY GROWTH INCREM
 TIF Taxing District Inc. Number: 17160
 TIF Taxing District Base Year: 2000
 FY TIF Revenue First Received: 2000
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2021

Slum
 Blighted
 Economic Development

UR Designation
 No
 No
 10/2001

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	24,182,300	50,603,758	7,575,130	0	-74,080	86,066,611	0	86,066,611
Taxable	0	13,769,221	45,543,387	6,817,617	0	-74,080	69,174,243	0	69,174,243
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	35,106,825	51,033,866	8,426,361	42,607,505	1,352,884

FY 2018 TIF Revenue Received: 272,220

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TIF Taxing District Data Collection

Local Government Name: MASON CITY (17G145)
 Urban Renewal Area: MASON CITY UNIFIED URBAN RENEWAL (17010)
 TIF Taxing District Name: MASON CITY CITY AG/MASON CITY SCH/UNIFIED - COMMUNITY GROWTH INCREM
 TIF Taxing District Inc. Number: 17162
 TIF Taxing District Base Year: 2000
 FY TIF Revenue First Received: 2001
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2021

Slum	UR Designation
Blighted	No
Economic Development	No
	10/2001

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	651,580	0	0	0	0	0	651,580	0	651,580
Taxable	309,496	0	0	0	0	0	309,496	0	309,496
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	403,347	248,233	0	248,233	5,839

FY 2018 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: MASON CITY (17G145)
 Urban Renewal Area: MASON CITY UNIFIED URBAN RENEWAL (17010)
 TIF Taxing District Name: MASON CITY CITY/MASON CITY SCH/UNIFIED - GATEWAY INCREM
 TIF Taxing District Inc. Number: 17200
 TIF Taxing District Base Year: 2004
 FY TIF Revenue First Received: 2007
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2021

Slum	UR Designation
Blighted	No
Economic Development	No
	10/2001

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	2,820,460	26,156,660	0	0	28,977,120	0	28,977,120
Taxable	0	0	2,538,414	23,540,994	0	0	26,079,408	0	26,079,408
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	8,193,640	20,783,480	504,800	20,278,680	643,893

FY 2018 TIF Revenue Received: 16,308

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TIF Taxing District Data Collection

Local Government Name:	MASON CITY (17G145)		
Urban Renewal Area:	MASON CITY UNIFIED URBAN RENEWAL (17010)		
TIF Taxing District Name:	MASON CITY CITY AG/MASON CITY SCH/UNIFIED - GATEWAY INCREM		
TIF Taxing District Inc. Number:	17202		
TIF Taxing District Base Year:	2004		
FY TIF Revenue First Received:	2007		
Subject to a Statutory end date?	Yes	Slum	UR Designation No
Fiscal year this TIF Taxing District		Blighted	No
statutorily ends:	2021	Economic Development	10/2012

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	502,450	0	0	0	0	0	502,450	0	502,450
Taxable	238,662	0	0	0	0	0	238,662	0	238,662
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	224,489	238,662	238,662	0	0

FY 2018 TIF Revenue Received: 7,710

TIF Taxing District Data Collection

Local Government Name:	MASON CITY (17G145)		
Urban Renewal Area:	MASON CITY UNIFIED URBAN RENEWAL (17010)		
TIF Taxing District Name:	MASON TWP/MASON CITY SCH/UNIFIED - GATEWAY INCREM		
TIF Taxing District Inc. Number:	17204		
TIF Taxing District Base Year:	2004		
FY TIF Revenue First Received:	2007		
Subject to a Statutory end date?	Yes	Slum	UR Designation No
Fiscal year this TIF Taxing District		Blighted	No
statutorily ends:	2021	Economic Development	10/2001

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	25,650	0	0	0	0	25,650	0	25,650
Taxable	0	14,605	0	0	0	0	14,605	0	14,605
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	511,560	0	0	0	0

FY 2018 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: MASON CITY (17G145)
 Urban Renewal Area: MASON CITY UNIFIED URBAN RENEWAL (17010)
 TIF Taxing District Name: MASON CITY CITY/MASON CITY SCH/UNIFIED - INDUSTRIAL URBAN RENEWAL INCREM
 TIF Taxing District Inc. Number: 17206
 TIF Taxing District Base Year: 2011
 FY TIF Revenue First Received: 2002
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2021

Slum
 Blighted
 Economic Development

UR Designation
 No
 No
 06/2021

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	76,180	5,801,180	15,557,640	0	0	21,435,000	0	21,435,000
Taxable	0	43,376	5,221,062	14,001,876	0	0	19,266,314	0	19,266,314
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	18,719,430	2,715,570	5,221,062	-2,505,492	-79,555

FY 2018 TIF Revenue Received: 168,671

TIF Taxing District Data Collection

Local Government Name: MASON CITY (17G145)
 Urban Renewal Area: MASON CITY UNIFIED URBAN RENEWAL (17010)
 TIF Taxing District Name: MASON CITY CITY AG/MASON CITY SCH/UNIFIED - INDUSTRIAL URBAN RENEWAL INCREM
 TIF Taxing District Inc. Number: 17208
 TIF Taxing District Base Year: 2011
 FY TIF Revenue First Received: 2002
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2021

Slum
 Blighted
 Economic Development

UR Designation
 No
 No
 06/2021

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	338,730	0	0	0	0	0	338,730	0	338,730
Taxable	160,896	0	0	0	0	0	160,896	0	160,896
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	308,709	30,021	0	30,021	706

FY 2018 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name:	MASON CITY (17G145)		
Urban Renewal Area:	MASON CITY UNIFIED URBAN RENEWAL (17010)		
TIF Taxing District Name:	MASON CITY CORP/MASON CITY SCHOOL/MC UNIFIED - AMD 1 INCREMENT		
TIF Taxing District Inc. Number:	17228		
TIF Taxing District Base Year:	2011		
FY TIF Revenue First Received:		Slum	UR Designation No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	No

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	21,690,600	98,232,332	1,556,730	0	-92,600	129,413,765	0	129,413,765
Taxable	0	12,350,442	88,409,098	1,401,057	0	-92,600	108,690,053	0	108,690,053
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	116,748,422	12,757,943	14,766,865	-2,008,922	-63,788

FY 2018 TIF Revenue Received: 477,055

TIF Taxing District Data Collection

Local Government Name:	MASON CITY (17G145)		
Urban Renewal Area:	MASON CITY UNIFIED URBAN RENEWAL (17010)		
TIF Taxing District Name:	MASON CITY AG/MASON CITY SCHOOL/MC UNIFIED - AMD 1 INCREMENT		
TIF Taxing District Inc. Number:	17230		
TIF Taxing District Base Year:	2011		
FY TIF Revenue First Received:		Slum	UR Designation No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	No

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	77,040	0	0	0	0	0	77,040	0	77,040
Taxable	36,591	0	0	0	0	0	36,591	0	36,591
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	110,858	0	0	0	0

FY 2018 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name: MASON CITY (17G145)
 Urban Renewal Area: MASON CITY UNIFIED URBAN RENEWAL (17010)
 TIF Taxing District Name: MASON CITY CORP/MASON CITY SCHOOL/MC UNIFIED - AMD 2 INC
 TIF Taxing District Inc. Number: 17232

TIF Taxing District Base Year:	2012		UR Designation
FY TIF Revenue First Received:		Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	No

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,738,650	1,320,120	0	0	-11,112	3,047,658	0	3,047,658
Taxable	0	989,969	1,188,108	0	0	-11,112	2,166,965	0	2,166,965
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	3,202,110	0	0	0	0

FY 2018 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: MASON CITY (17G145)
 Urban Renewal Area: MASON CITY UNIFIED URBAN RENEWAL (17010)
 TIF Taxing District Name: MASON CITY CORP AG/MASON CITY SCHOOL/MC UNIFIED - AMD 2 INC
 TIF Taxing District Inc. Number: 17234

TIF Taxing District Base Year:	2012		UR Designation
FY TIF Revenue First Received:		Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	No

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	0	0	0	0	0

FY 2018 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: MASON CITY (17G145)
 Urban Renewal Area: MASON CITY DOWNTOWN REINVESTMENT URA
 UR Area Number: 17026

 UR Area Creation Date: 10/2015

 UR Area Purpose: See Plan

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
MASON CITY CORP/MASON CITY SCHOOLS/MC DOWNTOWN REINVESTMENT INCR	17238	17239	1,158,319

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	479,690	43,212,186	970,670	0	-3,704	47,535,711	0	47,535,711
Taxable	0	273,132	38,890,976	873,603	0	-3,704	42,407,425	0	42,407,425
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2017:	-205,969	0	Amount of 07-01-2017 Cash Balance Restricted for LMI
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TIF Revenue:	31,963
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	31,963

Rebate Expenditures:	0
Non-Rebate Expenditures:	85,278
Returned to County Treasurer:	0
Total Expenditures:	85,278

TIF Sp. Rev. Fund Cash Balance as of 06-30-2018:	-259,284	0	Amount of 06-30-2018 Cash Balance Restricted for LMI
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Projects For MASON CITY DOWNTOWN REINVESTMENT URA

Reinvestment District

Description:	Reinvestment in downtown Hotel/Arena
Classification:	Commercial - hotels and conference centers
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For MASON CITY DOWNTOWN REINVESTMENT URA

Hotel development agreement

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	08/31/2016
FY of Last Payment:	2017

Non-Rebates For MASON CITY DOWNTOWN REINVESTMENT URA

TIF Expenditure Amount:	85,278
Tied To Debt:	Hotel development agreement
Tied To Project:	Reinvestment District

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The negative balance is due to the River City Renaissance Project cost being paid as well as a Corridor Revitalization Loan being issued in FY 18. The City will ask for the money in FY 19. The balance should be positive for the FY 19 report.

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

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TIF Taxing District Data Collection

Local Government Name: MASON CITY (17G145)
 Urban Renewal Area: MASON CITY DOWNTOWN REINVESTMENT URA (17026)
 TIF Taxing District Name: MASON CITY CORP/MASON CITY SCHOOLS/MC DOWNTOWN
 REINVESTMENT INCR
 TIF Taxing District Inc. Number: 17239

TIF Taxing District Base Year:	2015		UR Designation
FY TIF Revenue First Received:		Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	No

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	479,690	43,212,186	970,670	0	-3,704	47,535,711	0	47,535,711
Taxable	0	273,132	38,890,976	873,603	0	-3,704	42,407,425	0	42,407,425
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	45,196,614	2,342,801	1,158,319	1,184,482	37,610

FY 2018 TIF Revenue Received: 31,963

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Urban Renewal Area Data Collection

Local Government Name: MASON CITY (17G145)
 Urban Renewal Area: MASON CITY SOUTHSIDE GATEWAY URA
 UR Area Number: 17027

UR Area Creation Date: 04/2016

UR Area Purpose: See plan

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
MASON CITY/MASON CITY SCHOOLS/MC SOUTHSIDE GATEWAY INCR	17240	17241	307,380
MASON CITY AG/MASON CITY SCHOOLS/MC SOUTHSIDE GATEWAY INCR	17242	17243	0

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	2,008,910	439,830	1,406,260	2,800	0	0	3,897,930	0	3,897,930
Taxable	954,226	250,436	1,265,634	2,520	0	0	2,505,923	0	2,505,923
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2017: -42,575 0 **Amount of 07-01-2017 Cash Balance Restricted for LMI**

TIF Revenue: 7,283
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 7,283

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

TIF Sp. Rev. Fund Cash Balance as of 06-30-2018: -35,292 0 **Amount of 06-30-2018 Cash Balance Restricted for LMI**

Projects For MASON CITY SOUTHSIDE GATEWAY URA

Prestage

Description:	Hog Processing Plant
Classification:	Agribusiness
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For MASON CITY SOUTHSIDE GATEWAY URA

Prestage Development Agreement

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	02/17/2016
FY of Last Payment:	2016

Non-Rebates For MASON CITY SOUTHSIDE GATEWAY URA

TIF Expenditure Amount:	0
Tied To Debt:	Prestage Development Agreement
Tied To Project:	Prestage

♣ Annual Urban Renewal Report, Fiscal Year 2017 - 2018

The fund balance is negative due to paying for attorney fees in preparing development agreements. The city will ask for the money in future fiscal years.

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

♣ Annual Urban Renewal Report, Fiscal Year 2017 - 2018

TIF Taxing District Data Collection

Local Government Name:	MASON CITY (17G145)		
Urban Renewal Area:	MASON CITY SOUTHSIDE GATEWAY URA (17027)		
TIF Taxing District Name:	MASON CITY/MASON CITY SCHOOLS/MC SOUTHSIDE GATEWAY INCR		
TIF Taxing District Inc. Number:	17241		
TIF Taxing District Base Year:	2015		UR Designation
FY TIF Revenue First Received:		Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	No

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	439,830	1,406,260	2,800	0	0	1,889,020	0	1,889,020
Taxable	0	250,436	1,265,634	2,520	0	0	1,551,697	0	1,551,697
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	1,581,560	307,460	307,380	80	3

FY 2018 TIF Revenue Received: 7,283

TIF Taxing District Data Collection

Local Government Name:	MASON CITY (17G145)		
Urban Renewal Area:	MASON CITY SOUTHSIDE GATEWAY URA (17027)		
TIF Taxing District Name:	MASON CITY AG/MASON CITY SCHOOLS/MC SOUTHSIDE GATEWAY INCR		
TIF Taxing District Inc. Number:	17243		
TIF Taxing District Base Year:	2015		UR Designation
FY TIF Revenue First Received:		Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	No

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

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	2,008,910	0	0	0	0	0	2,008,910	0	2,008,910
Taxable	954,226	0	0	0	0	0	954,226	0	954,226
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2018	2,008,990	0	0	0	0

FY 2018 TIF Revenue Received: 0