

Annual Urban Renewal Report, Fiscal Year 2018 - 2019

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: **1,430,505**

TIF Sp. Rev. Fund Cash Balance as of 07-01-2018:		Amount of 07-01-2018 Cash Balance Restricted for LMI
	-65,672	0
TIF Revenue:	1,947,861	
TIF Sp. Revenue Fund Interest:	10,558	
Property Tax Replacement Claims	0	
Asset Sales & Loan Repayments:	5,738	
Total Revenue:	1,964,157	
Rebate Expenditures:	717,388	
Non-Rebate Expenditures:	713,117	
Returned to County Treasurer:	0	
Total Expenditures:	1,430,505	
TIF Sp. Rev. Fund Cash Balance as of 06-30-2019:		Amount of 06-30-2019 Cash Balance Restricted for LMI
	467,980	0

Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance: **-467,980**

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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 - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,318,450	18,945,360	0	0	-1,852	20,261,958	0	20,261,958
Taxable	0	733,339	17,050,824	0	0	-1,852	17,782,311	0	17,782,311
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2018: **4,439** **0** **Amount of 07-01-2018 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 06-30-2019: **4,439** **0** **Amount of 06-30-2019 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		UR Designation
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 - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,318,450	17,406,670	0	0	-1,852	18,723,268	0	18,723,268
Taxable	0	733,339	15,666,003	0	0	-1,852	16,397,490	0	16,397,490
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	5,190,709	13,534,411	0	13,534,411	431,448

FY 2019 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		UR Designation
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 - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,538,690	0	0	0	1,538,690	0	1,538,690
Taxable	0	0	1,384,821	0	0	0	1,384,821	0	1,384,821
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	46,475	1,384,821	0	1,384,821	44,145

FY 2019 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	0
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	0
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	0
MASON TWP/MASON CITY SCH/UNIFIED - S EISENHOWER INCREM	17110	17132	0
MASON CITY CITY/MASON CITY SCH/UNIFIED - GATEWAY INCREM	17107	17134	5,508,961
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	0
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	14,329,766
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	14,706,929
MASON CITY CITY AG/MASON CITY SCH/UNIFIED - GATEWAY INCREM	17201	17202	0
MASON TWP/MASON CITY SCH/UNIFIED - GATEWAY INCREM	17203	17204	0
MASON CITY CITY/MASON CITY SCH/UNIFIED - INDUSTRIAL URBAN RENEWAL INCREM	17205	17206	4,675,251
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	8,273,380
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 - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	3,529,520	59,706,000	310,979,041	82,251,090	0	-177,792	469,701,046	0	469,701,046
Taxable	1,921,750	33,208,991	279,881,141	74,025,981	0	-177,792	399,422,973	0	399,422,973
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance
as of 07-01-2018:**

224,465

0

**Amount of 07-01-2018 Cash Balance
Restricted for LMI**

TIF Revenue: 1,500,368
 TIF Sp. Revenue Fund Interest: 10,558
 Property Tax Replacement Claims 0
 Asset Sales & Loan Repayments: 2,517
Total Revenue: 1,513,443

Rebate Expenditures: 717,388

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Non-Rebate Expenditures:	684,273
Returned to County Treasurer:	0
Total Expenditures:	1,401,661

TIF Sp. Rev. Fund Cash Balance			Amount of 06-30-2019 Cash Balance
as of 06-30-2019:	336,247	0	Restricted for LMI

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

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

Kinseth Hotels

Description:	Rebate TIF Increment
Classification:	Commercial - hotels and conference centers
Physically Complete:	Yes
Payments Complete:	No

Fazzio Holdings

Description:	Rebate TIF Increment
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Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

MHEC Land Holdings

Description:	Commercial Development
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

South Federal Fire Station

Description:	Urban Revitalization
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	No
Payments Complete:	No

Kraft Foods

Description:	Development Agreement
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

519 S Adams

Description:	Development Agreement
Classification:	Acquisition of property
Physically Complete:	No
Payments Complete:	No

Downtown Streetscape

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

Debts/Obligations For MASON CITY UNIFIED URBAN RENEWAL

Golden Grain TIF Rebate

Debt/Obligation Type:	Rebates
Principal:	169,332
Interest:	0
Total:	169,332
Annual Appropriation?:	Yes
Date Incurred:	11/04/2003
FY of Last Payment:	2019

YMH Torrance TIF Rebate

Debt/Obligation Type:	Rebates
Principal:	11,176
Interest:	0
Total:	11,176
Annual Appropriation?:	Yes
Date Incurred:	10/05/2012
FY of Last Payment:	2019

Fed Ex TIF Rebate

Debt/Obligation Type:	Rebates
Principal:	50,067
Interest:	0
Total:	50,067
Annual Appropriation?:	Yes
Date Incurred:	10/01/2011
FY of Last Payment:	2021

Cargill Kitchens Solutions

Debt/Obligation Type:	Rebates
Principal:	32,045
Interest:	0
Total:	32,045
Annual Appropriation?:	Yes
Date Incurred:	02/21/2012
FY of Last Payment:	2022

Urban Revitalization

Debt/Obligation Type:	Other Debt
Principal:	4,255
Interest:	0
Total:	4,255
Annual Appropriation?:	No
Date Incurred:	07/26/2016
FY of Last Payment:	2019

Metalcraft

Debt/Obligation Type:	Rebates
Principal:	131,235
Interest:	0
Total:	131,235
Annual Appropriation?:	Yes
Date Incurred:	07/01/2015
FY of Last Payment:	2022

Legacy

Debt/Obligation Type:	Rebates
Principal:	33,319
Interest:	0
Total:	33,319
Annual Appropriation?:	Yes
Date Incurred:	10/01/2015
FY of Last Payment:	2022

REG

Debt/Obligation Type:	Rebates
Principal:	147,961
Interest:	0
Total:	147,961
Annual Appropriation?:	Yes
Date Incurred:	10/01/2015
FY of Last Payment:	2022

Hosmer Properties

Debt/Obligation Type:	Rebates
Principal:	7,918
Interest:	0
Total:	7,918
Annual Appropriation?:	Yes
Date Incurred:	10/01/2015
FY of Last Payment:	2021

Dimensional Graphics

Debt/Obligation Type:	Rebates
Principal:	15,527
Interest:	0
Total:	15,527
Annual Appropriation?:	Yes
Date Incurred:	10/01/2015
FY of Last Payment:	2026

Hotel/Arena

Debt/Obligation Type:	Other Debt
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Principal:	1,220
Interest:	0
Total:	1,220
Annual Appropriation?:	No
Date Incurred:	11/28/2016
FY of Last Payment:	2019

NHANS program

Debt/Obligation Type:	Other Debt
Principal:	2,154
Interest:	0
Total:	2,154
Annual Appropriation?:	No
Date Incurred:	08/25/2016
FY of Last Payment:	2019

CORL Loan Project

Debt/Obligation Type:	Other Debt
Principal:	168,383
Interest:	0
Total:	168,383
Annual Appropriation?:	Yes
Date Incurred:	10/06/2016
FY of Last Payment:	2019

Kinseth Hotels

Debt/Obligation Type:	Rebates
Principal:	97,380
Interest:	0
Total:	97,380
Annual Appropriation?:	Yes
Date Incurred:	06/06/2019
FY of Last Payment:	2028

Fazio Holdings

Debt/Obligation Type:	Rebates
Principal:	19,129
Interest:	0
Total:	19,129
Annual Appropriation?:	Yes
Date Incurred:	06/06/2019
FY of Last Payment:	2023

MHEC Land

Debt/Obligation Type:	Rebates
Principal:	2,296
Interest:	0
Total:	2,296
Annual Appropriation?:	Yes

Date Incurred: 06/06/2019
FY of Last Payment: 2019

South Federal Fire Station

Debt/Obligation Type: Other Debt
Principal: 2,171
Interest: 0
Total: 2,171
Annual Appropriation?: No
Date Incurred: 08/28/2018
FY of Last Payment: 2019

Kraft Foods

Debt/Obligation Type: Other Debt
Principal: 3,524
Interest: 0
Total: 3,524
Annual Appropriation?: No
Date Incurred: 04/25/2019
FY of Last Payment: 2019

519 S Adams

Debt/Obligation Type: Other Debt
Principal: 4,487
Interest: 0
Total: 4,487
Annual Appropriation?: No
Date Incurred: 08/28/2018
FY of Last Payment: 2019

Downtown Streetscape

Debt/Obligation Type: Gen. Obligation Bonds/Notes
Principal: 460,000
Interest: 38,078
Total: 498,078
Annual Appropriation?: Yes
Date Incurred: 06/01/2021
FY of Last Payment: 2021

Non-Rebates For MASON CITY UNIFIED URBAN RENEWAL

TIF Expenditure Amount: 498,078
Tied To Debt: Downtown Streetscape
Tied To Project: Downtown Streetscape

TIF Expenditure Amount: 4,255
Tied To Debt: Urban Revitalization
Tied To Project: Urban Revitalization

TIF Expenditure Amount: 1,221
Tied To Debt: Hotel/Arena
Tied To Project: Hotel/Arena project

TIF Expenditure Amount: 2,154
Tied To Debt: NHANS program
Tied To Project: NHANS project

TIF Expenditure Amount: 168,383
Tied To Debt: CORL Loan Project
Tied To Project: CORL Program

TIF Expenditure Amount: 2,171
Tied To Debt: South Federal Fire Station
Tied To Project: South Federal Fire Station

TIF Expenditure Amount: 3,525
Tied To Debt: Kraft Foods
Tied To Project: Kraft Foods

TIF Expenditure Amount: 4,486
Tied To Debt: 519 S Adams
Tied To Project: 519 S Adams

Rebates For MASON CITY UNIFIED URBAN RENEWAL

Golden Grain TIF Rebate

TIF Expenditure Amount: 169,331
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: 11,176
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: 50,068
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: 32,045
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: 131,236
Rebate Paid To: Metalcraft
Tied To Debt: Metalcraft
Tied To Project: Metalcraft
Projected Final FY of Rebate: 2022

Legacy

TIF Expenditure Amount: 33,320
Rebate Paid To: Legacy
Tied To Debt: Legacy
Tied To Project: Legacy
Projected Final FY of Rebate: 2022

REG

TIF Expenditure Amount: 147,960
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: 7,919
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: 15,527
Rebate Paid To: Dimensional Graphics
Tied To Debt: Dimensional Graphics
Tied To Project: Dimensional Graphics
Projected Final FY of Rebate: 2026

Kinseth Hotels

TIF Expenditure Amount: 97,380
Rebate Paid To: Kinseth Hotels
Tied To Debt: Kinseth Hotels
Tied To Project: Kinseth Hotels
Projected Final FY of Rebate: 2028

Fazio Holdings

TIF Expenditure Amount: 19,129
Rebate Paid To: Fazio Holdings
Tied To Debt: Fazio Holdings
Tied To Project: Fazio Holdings
Projected Final FY of Rebate: 2023

MHEC Land Holdings

TIF Expenditure Amount: 2,297
Rebate Paid To: MHEC Land Holdings
Tied To Debt: MHEC Land
Tied To Project: MHEC Land Holdings
Projected Final FY of Rebate: 2019

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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	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 - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	387,040	42,991,360	17,455,820	0	0	60,834,220	0	60,834,220
Taxable	0	215,279	38,692,224	15,710,238	0	0	54,617,741	0	54,617,741
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	29,425,783	31,408,437	0	31,408,437	1,001,233

FY 2019 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	Slum	UR Designation No
Fiscal year this TIF Taxing District statutorily ends:	2021	Blighted	No
		Economic Development	06/1993

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	51,752,111	12,715,920	0	0	67,023,520	0	67,023,520
Taxable	0	0	46,576,901	11,444,328	0	0	60,033,677	0	60,033,677
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	22,058,863	44,964,657	0	44,964,657	1,433,376

FY 2019 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 - 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	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 - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	19,980	0	0	0	0	0	19,980	0	19,980
Taxable	10,878	0	0	0	0	0	10,878	0	10,878
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	60,000	0	0	0	0

FY 2019 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	Slum	UR Designation No
Fiscal year this TIF Taxing District		Blighted	No
statutorily ends:	2021	Economic Development	06/1994

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	252,440	0	0	0	0	0	252,440	0	252,440
Taxable	137,448	0	0	0	0	0	137,448	0	137,448
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	180,672	71,768	0	71,768	1,677

FY 2019 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:	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		
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 - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	560,350	381,130	0	0	0	0	941,480	0	941,480
Taxable	305,100	211,987	0	0	0	0	517,087	0	517,087
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	351,011	517,087	0	517,087	12,468

FY 2019 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		
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 - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	344,890	0	0	0	0	0	344,890	0	344,890
Taxable	187,787	0	0	0	0	0	187,787	0	187,787
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	148,378	187,787	0	187,787	4,388

FY 2019 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2018 - 2019

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	UR Designation No
Fiscal year this TIF Taxing District		Blighted	No
statutorily ends:	2021	Economic Development	10/2001

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	587,880	357,170	0	0	0	0	945,050	0	945,050
Taxable	320,089	198,662	0	0	0	0	518,751	0	518,751
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	328,550	518,751	0	518,751	12,600

FY 2019 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	UR Designation No
Fiscal year this TIF Taxing District		Blighted	No
statutorily ends:	2021	Economic Development	10/2001

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	255,400	10,253,991	0	0	-1,852	10,757,898	0	10,757,898
Taxable	0	142,056	9,228,592	0	0	-1,852	9,565,955	0	9,565,955
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	4,745,030	6,014,720	5,508,961	505,759	16,122

FY 2019 TIF Revenue Received: 174,031

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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		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 - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	240,580	0	0	0	0	0	240,580	0	240,580
Taxable	130,991	0	0	0	0	0	130,991	0	130,991
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	39,351	130,991	0	130,991	3,061

FY 2019 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		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 - 1/1/2017 for FY 2019

	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 2019	996,823	0	0	0	0

FY 2019 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		Blighted	No
statutorily ends:	2021	Economic Development	10/2001

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	3,899,990	13,785,055	103,000	0	-9,260	17,939,450	0	17,939,450
Taxable	0	2,169,211	12,406,550	92,700	0	-9,260	14,785,724	0	14,785,724
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	13,508,487	4,440,223	0	4,440,223	141,545

FY 2019 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 - 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		Blighted	No
statutorily ends:	2021	Economic Development	10/2001

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	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	91,313	0	0	0	0	91,313	0	91,313
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	144,080	20,090	0	20,090	640

FY 2019 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 - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	176,150	0	0	0	0	0	176,150	0	176,150
Taxable	95,910	0	0	0	0	0	95,910	0	95,910
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	124,645	51,505	0	51,505	1,204

FY 2019 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 - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	24,180,070	59,551,622	7,886,900	0	-70,376	95,471,131	0	95,471,131
Taxable	0	13,449,150	53,596,461	7,098,210	0	-70,376	77,162,748	0	77,162,748
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	35,106,825	60,434,682	14,329,766	46,104,916	1,469,725

FY 2019 TIF Revenue Received: 452,684

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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	Slum Blighted Economic Development	UR Designation No No 10/2001
Fiscal year this TIF Taxing District statutorily ends:	2021		

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	598,160	0	0	0	0	0	598,160	0	598,160
Taxable	325,686	0	0	0	0	0	325,686	0	325,686
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	403,347	194,813	0	194,813	4,552

FY 2019 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	Slum Blighted Economic Development	UR Designation No No 10/2001
Fiscal year this TIF Taxing District statutorily ends:	2021		

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	3,247,890	26,975,080	0	0	30,222,970	0	30,222,970
Taxable	0	0	2,923,101	24,277,572	0	0	27,200,673	0	27,200,673
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	8,193,640	22,029,330	14,706,929	7,322,401	233,422

FY 2019 TIF Revenue Received: 464,599

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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
 Fiscal year this TIF Taxing District statutorily ends: 2021

Slum
 Blighted
 Economic Development

UR Designation
 No
 No
 10/2012

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	454,600	0	0	0	0	0	454,600	0	454,600
Taxable	247,519	0	0	0	0	0	247,519	0	247,519
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	224,489	230,111	0	230,111	5,377

FY 2019 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: 17204
 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
 Blighted
 Economic Development

UR Designation
 No
 No
 10/2001

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	26,120	0	0	0	0	26,120	0	26,120
Taxable	0	14,528	0	0	0	0	14,528	0	14,528
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	511,560	0	0	0	0

FY 2019 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	Slum	UR Designation No
Fiscal year this TIF Taxing District statutorily ends:	2021	Blighted	No
		Economic Development	06/2021

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	76,180	6,852,950	15,557,640	0	0	22,486,770	0	22,486,770
Taxable	0	42,372	6,167,655	14,001,876	0	0	20,211,903	0	20,211,903
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	18,719,430	3,767,340	4,675,251	-907,911	-28,942

FY 2019 TIF Revenue Received: 147,694

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	Slum	UR Designation No
Fiscal year this TIF Taxing District statutorily ends:	2021	Blighted	No
		Economic Development	06/2021

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	261,110	0	0	0	0	0	261,110	0	261,110
Taxable	142,168	0	0	0	0	0	142,168	0	142,168
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	308,709	0	0	0	0

FY 2019 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		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 - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	28,240,080	120,932,272	1,556,730	0	-85,192	157,167,649	0	157,167,649
Taxable	0	15,707,377	108,839,046	1,401,057	0	-85,192	130,999,757	0	130,999,757
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	116,748,422	40,504,419	8,273,380	32,231,039	1,027,456

FY 2019 TIF Revenue Received: 261,360

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		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 - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	33,380	0	0	0	0	0	33,380	0	33,380
Taxable	18,174	0	0	0	0	0	18,174	0	18,174
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	110,858	0	0	0	0

FY 2019 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 - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,738,650	1,611,790	0	0	-11,112	3,339,328	0	3,339,328
Taxable	0	967,056	1,450,611	0	0	-11,112	2,406,555	0	2,406,555
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	3,202,110	148,330	0	148,330	4,728

FY 2019 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 - 1/1/2017 for FY 2019

	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 2019	0	0	0	0	0

FY 2019 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	9,349,786

Urban Renewal Area Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	479,690	49,605,392	970,670	0	-3,704	54,542,696	0	54,542,696
Taxable	0	266,809	44,644,863	873,603	0	-3,704	48,530,457	0	48,530,457
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2018:	-259,284	0	Amount of 07-01-2018 Cash Balance Restricted for LMI
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TIF Revenue:	434,559
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	3,221
Total Revenue:	437,780

Rebate Expenditures:	0
Non-Rebate Expenditures:	28,844
Returned to County Treasurer:	0
Total Expenditures:	28,844

TIF Sp. Rev. Fund Cash Balance as of 06-30-2019:	149,652	0	Amount of 06-30-2019 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

Reinvestment District

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

Reinvestment District

Description:	Southbridge Mall Sewer
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Reinvestment District

Description:	Update Urban Renewal Plan
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For MASON CITY DOWNTOWN REINVESTMENT URA

Hotel development agreement

Debt/Obligation Type:	Other Debt
Principal:	5,629
Interest:	0
Total:	5,629
Annual Appropriation?:	No
Date Incurred:	08/31/2016
FY of Last Payment:	2019

Talon Housing Units

Debt/Obligation Type:	Other Debt
Principal:	10,986
Interest:	0
Total:	10,986
Annual Appropriation?:	No
Date Incurred:	03/27/2019
FY of Last Payment:	2019

Southbridge Mall Sewer

Debt/Obligation Type:	Other Debt
Principal:	2,500
Interest:	0
Total:	2,500
Annual Appropriation?:	No
Date Incurred:	03/27/2019
FY of Last Payment:	2019

Urban Renewal Plan

Debt/Obligation Type:	Other Debt
Principal:	9,733
Interest:	0
Total:	9,733
Annual Appropriation?:	No
Date Incurred:	03/27/2019
FY of Last Payment:	2019

Non-Rebates For MASON CITY DOWNTOWN REINVESTMENT URA

TIF Expenditure Amount: 5,630
Tied To Debt: Hotel development agreement
Tied To Project: Reinvestment District

TIF Expenditure Amount: 10,987
Tied To Debt: Talon Housing Units
Tied To Project: Reinvestment District

TIF Expenditure Amount: 2,500
Tied To Debt: Southbridge Mall Sewer
Tied To Project: Reinvestment District

TIF Expenditure Amount: 9,727
Tied To Debt: Urban Renewal Plan
Tied To Project: Reinvestment District

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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 - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	479,690	49,605,392	970,670	0	-3,704	54,542,696	0	54,542,696
Taxable	0	266,809	44,644,863	873,603	0	-3,704	48,530,457	0	48,530,457
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	45,196,614	9,349,786	9,349,786	0	0

FY 2019 TIF Revenue Received: 434,559

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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	266,500
MASON CITY AG/MASON CITY SCHOOLS/MC SOUTHSIDE GATEWAY INCR	17242	17243	0

Urban Renewal Area Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,827,040	422,410	1,540,082	2,800	0	0	3,857,050	0	3,857,050
Taxable	994,785	234,948	1,386,074	2,520	0	0	2,669,292	0	2,669,292
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2018: -35,292 0 **Amount of 07-01-2018 Cash Balance Restricted for LMI**

TIF Revenue: 12,934
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 12,934

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

TIF Sp. Rev. Fund Cash Balance as of 06-30-2019: -22,358 0 **Amount of 06-30-2019 Cash Balance Restricted for LMI**

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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 2019

♣ Annual Urban Renewal Report, Fiscal Year 2018 - 2019

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

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	422,410	1,540,082	2,800	0	0	2,030,010	0	2,030,010
Taxable	0	234,948	1,386,074	2,520	0	0	1,674,507	0	1,674,507
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	1,581,560	448,450	266,500	181,950	5,800

FY 2019 TIF Revenue Received: 12,934

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

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,827,040	0	0	0	0	0	1,827,040	0	1,827,040
Taxable	994,785	0	0	0	0	0	994,785	0	994,785
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	2,008,990	0	0	0	0

FY 2019 TIF Revenue Received: 0