

Annual Urban Renewal Report, Fiscal Year 2020 - 2021

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	25
MASON CITY DOWNTOWN REINVESTMENT URA	17026	2
MASON CITY SOUTHSIDE GATEWAY URA	17027	4

TIF Debt Outstanding: 3,894,872

TIF Sp. Rev. Fund Cash Balance as of 07-01-2020:	538,264	0	Amount of 07-01-2020 Cash Balance Restricted for LMI
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TIF Revenue:	2,125,921
TIF Sp. Revenue Fund Interest:	3,112
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	14,989
Total Revenue:	2,144,022

Rebate Expenditures:	602,654
Non-Rebate Expenditures:	733,733
Returned to County Treasurer:	0
Total Expenditures:	1,336,387

TIF Sp. Rev. Fund Cash Balance as of 06-30-2021:	1,345,899	0	Amount of 06-30-2021 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance:** 1,212,586

♣ Annual Urban Renewal Report, Fiscal Year 2020 - 2021

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	170103	170102	0
MASON CITY CITY/MASON CITY SCH/FOREST PARK INCREM	170163	170164	0

Urban Renewal Area Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,407,930	18,631,510	0	0	-1,852	20,037,588	0	20,037,588
Taxable	0	775,405	16,768,359	0	0	-1,852	17,541,912	0	17,541,912
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2020: **4,439** **0** **Amount of 07-01-2020 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 06-30-2021: **4,439** **0** **Amount of 06-30-2021 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 Maintanence 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 Maintanence Payment
Tied To Project:	Crescent Park Maintenance

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: 170102
 TIF Taxing District Base Year: 1992
 FY TIF Revenue First Received: 1993
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2021

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1994

TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,407,930	17,145,040	0	0	-1,852	18,551,118	0	18,551,118
Taxable	0	775,405	15,430,536	0	0	-1,852	16,204,089	0	16,204,089
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	5,190,709	13,362,261	0	13,362,261	423,737

FY 2021 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: 170164
 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

UR Designation	
Slum	No
Blighted	No
Economic Development	06/1997

TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,486,470	0	0	0	1,486,470	0	1,486,470
Taxable	0	0	1,337,823	0	0	0	1,337,823	0	1,337,823
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	46,475	1,337,823	0	1,337,823	42,424

FY 2021 TIF Revenue Received: 0

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	170078	170079	0
MASON CITY CITY/MASON CITY SCH/UNIFIED - WESTSIDE INCREM	170119	170121	46,191,402
MASON CITY CITY AG/MASON CITY SCH/UNIFIED - COMMUNITY GROWTH INCREM	170117	170126	0
MASON CITY CITY AG/MASON CITY SCH/UNIFIED - WESTSIDE INCREM	170120	170128	0
LAKE TWP/MASON CITY SCH/UNIFIED - S EISENHOWER INCREM	170109	170130	0
MASON CITY CITY AG/MASON CITY SCH/UNIFIED - S EISENHOWER INCREM	170106	170131	0
MASON TWP/MASON CITY SCH/UNIFIED - S EISENHOWER INCREM	170110	170132	0
MASON CITY CITY/MASON CITY SCH/UNIFIED - GATEWAY INCREM	170107	170134	0
MASON CITY CITY AG/MASON CITY SCH/UNIFIED - GATEWAY INCREM	170108	170135	0
MASON TWP/MASON CITY SCH/UNIFIED - GATEWAY INCREM	170111	170136	0
MASON CITY CITY/MASON CITY SCH/UNIFIED - GATEWAY INCREM	170151	170152	0
MASON CITY CITY/MASON CITY SCH/UNIFIED - S EISENHOWER INCREM	170153	170154	0
MASON CITY CITY AG/MASON CITY SCH/UNIFIED - S EISENHOWER INCREM	170155	170156	0
MASON CITY CITY/MASON CITY SCH/UNIFIED - COMMUNITY GROWTH INCREM	170159	170160	0
MASON CITY CITY AG/MASON CITY SCH/UNIFIED - COMMUNITY GROWTH INCREM	170161	170162	0
MASON CITY CITY/MASON CITY SCH/UNIFIED - GATEWAY INCREM	170199	170200	0
MASON CITY CITY AG/MASON CITY SCH/UNIFIED - GATEWAY INCREM	170201	170202	0
MASON TWP/MASON CITY SCH/UNIFIED - GATEWAY INCREM	170203	170204	0
MASON CITY CITY/MASON CITY SCH/UNIFIED - INDUSTRIAL URBAN RENEWAL INCREM	170205	170206	0
MASON CITY CITY AG/MASON CITY SCH/UNIFIED - INDUSTRIAL URBAN RENEWAL INCREM	170207	170208	0
MASON CITY CORP/MASON CITY SCHOOL/MC UNIFIED - AMD 1 INCREMENT	170227	170228	6,788,781
MASON CITY AG/MASON CITY SCHOOL/MC UNIFIED - AMD 1 INCREMENT	170229	170230	0
MASON CITY CORP/MASON CITY SCHOOL/MC UNIFIED - AMD 2 INC	170231	170232	0
MASON CITY CORP AG/MASON CITY SCHOOL/MC UNIFIED - AMD 2 INC	170233	170234	0
MASON CITY CORP/MASON CITY SCH/MC UNIFIED - AMD 7 INC	170251	170252	0

Urban Renewal Area Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	2,479,560	65,814,390	301,594,957	65,694,460	0	-174,088	448,028,484	0	448,028,484
Taxable	2,020,423	36,246,837	271,435,466	59,125,014	0	-174,088	377,644,846	0	377,644,846
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2020: **516,053** **0** **Amount of 07-01-2020 Cash Balance Restricted for LMI**

TIF Revenue: 1,759,342
 TIF Sp. Revenue Fund Interest: 3,112
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 2,163
Total Revenue: 1,764,617

Rebate Expenditures: 602,654
 Non-Rebate Expenditures: 410,973
 Returned to County Treasurer: 0
Total Expenditures: 1,013,627

TIF Sp. Rev. Fund Cash Balance as of 06-30-2021:	1,267,043	0	Amount of 06-30-2021 Cash Balance Restricted for LMI
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Projects For MASON CITY UNIFIED URBAN RENEWAL

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:	Yes

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:	Yes

Legacy

Description:	Rebate TIF Increment
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	Yes

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
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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

Fazio Holdings

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

MHEC Land Holdings

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

Kraft Foods

Description:	Development Agreement
Classification:	Administrative expenses
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

Fed Ex TIF Rebate

Debt/Obligation Type:	Rebates
Principal:	19,298
Interest:	0
Total:	19,298
Annual Appropriation?:	Yes
Date Incurred:	10/01/2011
FY of Last Payment:	2021

Cargill Kitchens Solutions 2012

Debt/Obligation Type:	Rebates
Principal:	63,755
Interest:	0
Total:	63,755
Annual Appropriation?:	Yes
Date Incurred:	02/21/2012
FY of Last Payment:	2022

Urban Revitalization

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	07/26/2016
FY of Last Payment:	2020

Metalcraft

Debt/Obligation Type:	Rebates
Principal:	142,723
Interest:	0
Total:	142,723
Annual Appropriation?:	Yes
Date Incurred:	07/01/2015
FY of Last Payment:	2022

Legacy

Debt/Obligation Type:	Rebates
Principal:	66,292
Interest:	0
Total:	66,292
Annual Appropriation?:	Yes
Date Incurred:	10/01/2015
FY of Last Payment:	2022

REG

Debt/Obligation Type:	Rebates
Principal:	65,376
Interest:	0

Total:	65,376
Annual Appropriation?:	Yes
Date Incurred:	10/01/2015
FY of Last Payment:	2022

Dimensional Graphics

Debt/Obligation Type:	Rebates
Principal:	23,399
Interest:	0
Total:	23,399
Annual Appropriation?:	Yes
Date Incurred:	10/01/2015
FY of Last Payment:	2026

Hotel/Arena

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/28/2016
FY of Last Payment:	2020

NHANS program

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	08/25/2016
FY of Last Payment:	2025

CORL Loan Project

Debt/Obligation Type:	Other Debt
Principal:	488,799
Interest:	0
Total:	488,799
Annual Appropriation?:	Yes
Date Incurred:	10/06/2016
FY of Last Payment:	2025

Kinseth Hotels

Debt/Obligation Type:	Rebates
Principal:	198,017
Interest:	0
Total:	198,017
Annual Appropriation?:	Yes
Date Incurred:	06/06/2019
FY of Last Payment:	2028

Fazio Holdings

Debt/Obligation Type:	Rebates
Principal:	5,170
Interest:	0
Total:	5,170

Annual Appropriation?:	Yes
Date Incurred:	06/06/2019
FY of Last Payment:	2023

Kraft Foods

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	04/25/2019
FY of Last Payment:	2020

Downtown Streetscape

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	490,000
Interest:	0
Total:	490,000
Annual Appropriation?:	Yes
Date Incurred:	06/01/2021
FY of Last Payment:	2021

DORL Loan Project

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	07/01/2019
FY of Last Payment:	2020

Cargill Kitchen Solutions 2017

Debt/Obligation Type:	Rebates
Principal:	11,288
Interest:	0
Total:	11,288
Annual Appropriation?:	Yes
Date Incurred:	12/31/2017
FY of Last Payment:	2023

Legal & Admin XP

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	12/01/2020
FY of Last Payment:	2025

Paving & Utility Projects

Debt/Obligation Type:	Other Debt
Principal:	1,218,526
Interest:	0
Total:	1,218,526
Annual Appropriation?:	No

Date Incurred:	09/17/2002
FY of Last Payment:	2024

Non-Rebates For MASON CITY UNIFIED URBAN RENEWAL

TIF Expenditure Amount:	404,720
Tied To Debt:	Downtown Streetscape
Tied To Project:	Downtown Streetscape

TIF Expenditure Amount:	0
Tied To Debt:	Urban Revitalization
Tied To Project:	Urban Revitalization

TIF Expenditure Amount:	0
Tied To Debt:	Hotel/Arena
Tied To Project:	Hotel/Arena project

TIF Expenditure Amount:	0
Tied To Debt:	NHANS program
Tied To Project:	NHANS project

TIF Expenditure Amount:	0
Tied To Debt:	CORL Loan Project
Tied To Project:	CORL Program

TIF Expenditure Amount:	0
Tied To Debt:	Kraft Foods
Tied To Project:	Kraft Foods

TIF Expenditure Amount:	6,253
Tied To Debt:	Legal & Admin XP
Tied To Project:	Hotel/Arena project

Rebates For MASON CITY UNIFIED URBAN RENEWAL

Fed Ex TIF Rebate

TIF Expenditure Amount:	28,296
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 2012

TIF Expenditure Amount:	63,755
Rebate Paid To:	Cargill Kitchen Solutions
Tied To Debt:	Cargill Kitchens Solutions 2012
Tied To Project:	Cargill Kitchen Solutions
Projected Final FY of Rebate:	2022

Metalcraft

TIF Expenditure Amount:	71,361
Rebate Paid To:	Metalcraft
Tied To Debt:	Metalcraft
Tied To Project:	Metalcraft
Projected Final FY of Rebate:	2022

Legacy

TIF Expenditure Amount:	33,146
Rebate Paid To:	Legacy
Tied To Debt:	Legacy
Tied To Project:	Legacy
Projected Final FY of Rebate:	2022

REG

TIF Expenditure Amount:	160,918
Rebate Paid To:	REG
Tied To Debt:	REG
Tied To Project:	REG Development Agreement
Projected Final FY of Rebate:	2022

Dimensional Graphics

TIF Expenditure Amount:	15,209
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:	198,016
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:	20,665
Rebate Paid To:	Fazio Holdings
Tied To Debt:	Fazio Holdings
Tied To Project:	Fazio Holdings
Projected Final FY of Rebate:	2023

Cargill Kitchen Solutions 2017

TIF Expenditure Amount:	11,288
Rebate Paid To:	Cargill Kitchen Solutions
Tied To Debt:	Cargill Kitchen Solutions 2017
Tied To Project:	Cargill Kitchen Solutions
Projected Final FY of Rebate:	2023

Jobs For MASON CITY UNIFIED URBAN RENEWAL

Project:	Fed Ex TIF Rebate
Company Name:	Nautilus Global Communications
Date Agreement Began:	04/07/2009
Date Agreement Ends:	06/30/2021
Number of Jobs Created or Retained:	22
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	1,990,000
Total Estimated Cost of Public Infrastructure:	20,000

Project:	Cargill Kitchen Solutions
Company Name:	Cargill Kitchen Solutions
Date Agreement Began:	02/21/2012
Date Agreement Ends:	06/01/2022
Number of Jobs Created or Retained:	177
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	12,550,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Legacy
Company Name:	Legacy Mason City LLP
Date Agreement Began:	09/18/2012
Date Agreement Ends:	06/01/2022
Number of Jobs Created or Retained:	0
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	7,400,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Metalcraft
Company Name:	Metalcraft, Inc.
Date Agreement Began:	04/02/2013
Date Agreement Ends:	06/01/2022
Number of Jobs Created or Retained:	81
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	4,200,000
Total Estimated Cost of Public Infrastructure:	0

Project:	REG Development Agreement
Company Name:	REG Mason City, LLC
Date Agreement Began:	12/12/2013
Date Agreement Ends:	06/01/2022
Number of Jobs Created or Retained:	23
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	21,000,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Dimensional Graphics
Company Name:	Dimensional Group, Inc.
Date Agreement Began:	07/02/2014
Date Agreement Ends:	06/01/2026
Number of Jobs Created or Retained:	70
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	700,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Kinseth Hotels
Company Name:	Kinseth Hospitality Group, Inc.

Date Agreement Began:	09/16/2014
Date Agreement Ends:	06/01/2023
Number of Jobs Created or Retained:	0
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	5,500,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Fazio Holdings
Company Name:	Fazio IA Holdings II, LLC
Date Agreement Began:	01/06/2015
Date Agreement Ends:	06/01/2023
Number of Jobs Created or Retained:	0
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	2,000,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Cargill Kitchen Solutions
Company Name:	Cargill Kitchen Solutions
Date Agreement Began:	09/05/2017
Date Agreement Ends:	06/01/2023
Number of Jobs Created or Retained:	280
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	9,707,946
Total Estimated Cost of Public Infrastructure:	0

Project:	Kraft Foods
Company Name:	Kraft Heinz, Inc.
Date Agreement Began:	07/26/2019
Date Agreement Ends:	06/01/2032
Number of Jobs Created or Retained:	171
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	7,000,000
Total Estimated Cost of Public Infrastructure:	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: 170079
 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: 2023

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2001

TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	89,040	44,006,340	18,613,100	0	0	62,708,480	0	62,708,480
Taxable	0	49,038	39,605,706	16,751,790	0	0	56,406,534	0	56,406,534
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	28,704,103	34,004,377	0	34,004,377	1,078,330

FY 2021 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: 170121
 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: 2023

UR Designation	
Slum	No
Blighted	No
Economic Development	06/1993

TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	54,190,631	12,920,710	0	0	69,789,530	0	69,789,530
Taxable	0	0	48,771,569	11,628,639	0	0	62,308,419	0	62,308,419
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	22,058,863	47,730,667	46,191,402	1,539,265	48,812

FY 2021 TIF Revenue Received: 1,541,715

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:	170126
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:	2023

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2001

TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	14,450	0	0	0	0	0	14,450	0	14,450
Taxable	11,775	0	0	0	0	0	11,775	0	11,775
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	60,000	0	0	0	0

FY 2021 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:	170128
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:	2023

UR Designation	
Slum	No
Blighted	No
Economic Development	06/1994

TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	171,830	0	0	0	0	0	171,830	0	171,830
Taxable	140,011	0	0	0	0	0	140,011	0	140,011
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	180,672	0	0	0	0

FY 2021 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: LAKE TWP/MASON CITY SCH/UNIFIED - S EISENHOWER INCREM
 TIF Taxing District Inc. Number: 170130
 TIF Taxing District Base Year: 1992
 FY TIF Revenue First Received: 2010
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2023

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2001

TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	410,580	482,130	0	0	0	0	892,710	0	892,710
Taxable	334,554	265,530	0	0	0	0	600,084	0	600,084
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	351,011	541,699	0	541,699	12,835

FY 2021 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: 170131
 TIF Taxing District Base Year: 1992
 FY TIF Revenue First Received: 2010
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2023

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2001

TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	243,930	0	0	0	0	0	243,930	0	243,930
Taxable	198,763	0	0	0	0	0	198,763	0	198,763
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	148,378	95,552	0	95,552	2,214

FY 2021 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 - S EISENHOWER INCREM
 TIF Taxing District Inc. Number: 170132
 TIF Taxing District Base Year: 1992
 FY TIF Revenue First Received: 2010
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2023

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2001

TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	411,620	512,090	0	0	0	0	923,710	0	923,710
Taxable	335,400	282,030	0	0	0	0	617,430	0	617,430
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	328,550	595,160	0	595,160	14,208

FY 2021 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: 170134
 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: 2023

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2001

TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	289,180	10,343,340	0	0	-1,852	10,886,368	0	10,886,368
Taxable	0	159,264	9,309,006	0	0	-1,852	9,648,604	0	9,648,604
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	4,745,030	6,143,190	0	6,143,190	194,810

FY 2021 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 - GATEWAY INCREM
 TIF Taxing District Inc. Number: 170135
 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: 2023

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2001

TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	167,360	0	0	0	0	0	167,360	0	167,360
Taxable	136,370	0	0	0	0	0	136,370	0	136,370
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	39,351	128,009	0	128,009	2,966

FY 2021 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: 170136
 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: 2023

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2001

TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	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 2021	996,823	0	0	0	0

FY 2021 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: 170152
 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: 2023

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2001

TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	4,513,260	13,595,925	99,680	0	-9,260	18,370,830	0	18,370,830
Taxable	0	2,485,638	12,236,333	89,712	0	-9,260	14,924,421	0	14,924,421
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	13,508,487	4,871,603	0	4,871,603	154,486

FY 2021 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: 170154
 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: 2023

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2001

TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	166,830	0	0	0	0	166,830	0	166,830
Taxable	0	91,881	0	0	0	0	91,881	0	91,881
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	144,080	22,750	0	22,750	721

FY 2021 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:	170156
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:	2023

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2001

TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	125,540	0	0	0	0	0	125,540	0	125,540
Taxable	102,294	0	0	0	0	0	102,294	0	102,294
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	124,645	895	0	895	21

FY 2021 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:	170160
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:	2023

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2001

TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	25,121,080	47,397,379	8,381,710	0	-55,560	83,799,680	0	83,799,680
Taxable	0	13,835,302	42,657,644	7,543,539	0	-55,560	66,086,416	0	66,086,416
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	25,262,413	58,592,827	0	58,592,827	1,858,067

FY 2021 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 - COMMUNITY GROWTH INCREM
TIF Taxing District Inc. Number:	170162
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:	2023

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2001

TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	423,770	0	0	0	0	0	423,770	0	423,770
Taxable	345,301	0	0	0	0	0	345,301	0	345,301
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	403,347	20,423	0	20,423	473

FY 2021 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:	170200
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:	2023

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2001

TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	3,330,940	7,765,030	0	0	11,095,970	0	11,095,970
Taxable	0	0	2,997,846	6,988,527	0	0	9,986,373	0	9,986,373
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	8,193,640	2,902,330	0	2,902,330	92,037

FY 2021 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 - GATEWAY INCREM
TIF Taxing District Inc. Number:	170202
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:	2023

	UR Designation
Slum	No
Blighted	No
Economic Development	10/2012

TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	299,040	0	0	0	0	0	299,040	0	299,040
Taxable	243,668	0	0	0	0	0	243,668	0	243,668
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	147,486	151,554	0	151,554	3,511

FY 2021 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:	170204
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:	2023

	UR Designation
Slum	No
Blighted	No
Economic Development	10/2001

TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	48,000	0	0	0	0	48,000	0	48,000
Taxable	0	26,436	0	0	0	0	26,436	0	26,436
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	250,164	0	0	0	0

FY 2021 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 - INDUSTRIAL URBAN RENEWAL INCREM
 TIF Taxing District Inc. Number: 170206
 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: 2034

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2021

TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	60,920	6,834,040	16,310,730	0	0	23,205,690	0	23,205,690
Taxable	0	33,551	6,150,636	14,679,657	0	0	20,863,844	0	20,863,844
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	18,719,430	4,486,260	0	4,486,260	142,266

FY 2021 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 - INDUSTRIAL URBAN RENEWAL INCREM
 TIF Taxing District Inc. Number: 170208
 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: 2034

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2021

TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	187,810	0	0	0	0	0	187,810	0	187,810
Taxable	153,034	0	0	0	0	0	153,034	0	153,034
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	308,709	0	0	0	0

FY 2021 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/MASON CITY SCHOOL/MC UNIFIED - AMD 1 INCREMENT
TIF Taxing District Inc. Number:	170228
TIF Taxing District Base Year:	2011
FY TIF Revenue First Received:	2014
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2034

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2012

TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	32,369,780	120,225,752	1,603,500	0	-96,304	160,661,748	0	160,661,748
Taxable	0	17,827,422	108,203,177	1,443,150	0	-96,304	132,050,753	0	132,050,753
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	114,691,992	46,066,060	6,788,781	39,277,279	1,245,542

FY 2021 TIF Revenue Received: 217,627

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:	170230
TIF Taxing District Base Year:	2011
FY TIF Revenue First Received:	2014
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2034

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2012

TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	23,630	0	0	0	0	0	23,630	0	23,630
Taxable	19,253	0	0	0	0	0	19,253	0	19,253
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	110,858	0	0	0	0

FY 2021 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/MASON CITY SCHOOL/MC UNIFIED - AMD 2 INC
 TIF Taxing District Inc. Number: 170232
 TIF Taxing District Base Year: 2012
 FY TIF Revenue First Received: 2015
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2035

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2013

TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,833,710	1,670,610	0	0	-11,112	3,493,208	0	3,493,208
Taxable	0	1,009,898	1,503,549	0	0	-11,112	2,502,335	0	2,502,335
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	3,202,110	302,210	0	302,210	9,584

FY 2021 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: 170234
 TIF Taxing District Base Year: 2012
 FY TIF Revenue First Received: 2015
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2035

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2013

TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	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 2021	0	0	0	0	0

FY 2021 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/MASON CITY SCH/MC UNIFIED - AMD 7 INC
 TIF Taxing District Inc. Number: 170252
 TIF Taxing District Base Year: 2017
 FY TIF Revenue First Received: 2020
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2040

UR Designation	
Slum	No
Blighted	No
Economic Development	02/2018

TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	328,370	0	0	0	0	328,370	0	328,370
Taxable	0	180,847	0	0	0	0	180,847	0	180,847
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	5,620	180,847	0	180,847	5,735

FY 2021 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2020 - 2021

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	170238	170239	10,493,389
MASON CITY CITY/MASON CITY SCHOOLS/MC DOWNTOWN REINVESTMENT - AMD 4 - INCREM	170257	170258	79,280

Urban Renewal Area Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,682,960	62,420,989	0	0	-5,556	70,066,685	0	70,066,685
Taxable	0	1,477,622	56,178,903	0	0	-5,556	61,190,881	0	61,190,881
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2020: **148,012** **0** **Amount of 07-01-2020 Cash Balance Restricted for LMI**

TIF Revenue: 349,047
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: -100,000
Total Revenue: 249,047

Rebate Expenditures: 0
 Non-Rebate Expenditures: 322,642
 Returned to County Treasurer: 0
Total Expenditures: 322,642

TIF Sp. Rev. Fund Cash Balance as of 06-30-2021: **74,417** **0** **Amount of 06-30-2021 Cash Balance Restricted for LMI**

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

Reinvestment District

Description:	Downtown Revitalization Loan
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

Reinvestment District

Description:	RCR Arena/Pavillion
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
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:	2025

Talon Housing Units

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	03/27/2019
FY of Last Payment:	2020

Urban Renewal Plan

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	03/27/2019
FY of Last Payment:	2020

DoRL Program

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	07/01/2019
FY of Last Payment:	2025

RCR Arena Debt Payments

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,082,296
Interest:	0
Total:	1,082,296
Annual Appropriation?:	No
Date Incurred:	03/19/2019
FY of Last Payment:	2038

RCR Design Fees

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0

Total:	0
Annual Appropriation?:	No
Date Incurred:	11/30/2018
FY of Last Payment:	2038

Non-Rebates For MASON CITY DOWNTOWN REINVESTMENT URA

TIF Expenditure Amount:	8,600
Tied To Debt:	Hotel development agreement
Tied To Project:	Reinvestment District

TIF Expenditure Amount:	0
Tied To Debt:	Talon Housing Units
Tied To Project:	Reinvestment District

TIF Expenditure Amount:	0
Tied To Debt:	Urban Renewal Plan
Tied To Project:	Reinvestment District

TIF Expenditure Amount:	30,042
Tied To Debt:	DoRL Program
Tied To Project:	Reinvestment District

TIF Expenditure Amount:	284,000
Tied To Debt:	RCR Arena Debt Payments
Tied To Project:	Reinvestment District

Jobs For MASON CITY DOWNTOWN REINVESTMENT URA

Project:	Reinvestment District
Company Name:	Gatehouse Mason City LLC
Date Agreement Began:	07/26/2019
Date Agreement Ends:	06/01/2045
Number of Jobs Created or Retained:	20
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	24,000,000
Total Estimated Cost of Public Infrastructure:	1,000,000

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: 170239
 TIF Taxing District Base Year: 2015
 FY TIF Revenue First Received: 2018
 Subject to a Statutory end date? No

UR Designation	
Slum	11/2015
Blighted	11/2015
Economic Development	No

TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	461,050	51,640,297	0	0	-3,704	56,167,424	0	56,167,424
Taxable	0	253,920	46,476,279	0	0	-3,704	49,626,216	0	49,626,216
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	45,196,614	10,974,514	10,493,389	481,125	15,257

FY 2021 TIF Revenue Received: 349,047

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 CITY/MASON CITY SCHOOLS/MC DOWNTOWN REINVESTMENT - AMD 4 - INCREM
 TIF Taxing District Inc. Number: 170258
 TIF Taxing District Base Year: 2018
 FY TIF Revenue First Received: 2021
 Subject to a Statutory end date? No

UR Designation	
Slum	11/2019
Blighted	11/2019
Economic Development	No

TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,221,910	10,780,692	0	0	-1,852	13,899,261	0	13,899,261
Taxable	0	1,223,702	9,702,624	0	0	-1,852	11,564,665	0	11,564,665
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	14,302,958	0	79,280	-79,280	-2,514

FY 2021 TIF Revenue Received: 0

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	170240	170241	183,610
MASON CITY AG/MASON CITY SCHOOLS/MC SOUTHSIDE GATEWAY INCR	170242	170243	0
MASON CITY/MASON CITY SCHOOLS/MC SOUTHSIDE GATEWAY INCREM - AMD 1	170253	170254	375,502
MASON CITY AG/MASON CITY SCHOOLS/MC SOUTHSIDE GATEWAY INCREM - AMD 1	170255	170256	0

Urban Renewal Area Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,324,510	456,970	2,029,380	20,239,340	0	0	24,050,200	0	24,050,200
Taxable	1,079,251	251,673	1,826,442	18,215,406	0	0	21,372,772	0	21,372,772
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2020: **-130,240** **0** **Amount of 07-01-2020 Cash Balance Restricted for LMI**

TIF Revenue: 17,532
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 112,826
Total Revenue: 130,358

Rebate Expenditures: 0
 Non-Rebate Expenditures: 118
 Returned to County Treasurer: 0
Total Expenditures: 118

TIF Sp. Rev. Fund Cash Balance as of 06-30-2021: **0** **0** **Amount of 06-30-2021 Cash Balance Restricted for LMI**

Projects For MASON CITY SOUTHSIDE GATEWAY URA

Golden Grain DA

Description:	Development Agreement
Classification:	Agribusiness
Physically Complete:	No
Payments Complete:	No

South Monroe Paving

Description:	New street for development
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For MASON CITY SOUTHSIDE GATEWAY URA

Golden Grain

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	07/01/2019
FY of Last Payment:	2020

South Monroe Street extension

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	07/01/2019
FY of Last Payment:	2020

Legal & Admin XP

Debt/Obligation Type:	Other Debt
Principal:	19,933
Interest:	0
Total:	19,933
Annual Appropriation?:	No
Date Incurred:	08/31/2020
FY of Last Payment:	2021

Non-Rebates For MASON CITY SOUTHSIDE GATEWAY URA

TIF Expenditure Amount:	0
Tied To Debt:	Golden Grain
Tied To Project:	Golden Grain DA
TIF Expenditure Amount:	0
Tied To Debt:	South Monroe Street extension
Tied To Project:	South Monroe Paving
TIF Expenditure Amount:	118
Tied To Debt:	Legal & Admin XP
Tied To Project:	Golden Grain DA

Jobs For MASON CITY SOUTHSIDE GATEWAY URA

Project:	Golden Grain DA
Company Name:	Golden Grain Energy LLC
Date Agreement Began:	12/13/2019
Date Agreement Ends:	06/01/2032
Number of Jobs Created or Retained:	55
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	23,000,000
Total Estimated Cost of Public Infrastructure:	0

♣ Annual Urban Renewal Report, Fiscal Year 2020 - 2021

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 2021

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: 170241
 TIF Taxing District Base Year: 2015
 FY TIF Revenue First Received: 2018
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2038

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2016

TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	456,970	2,029,380	2,800	0	0	2,489,150	0	2,489,150
Taxable	0	251,673	1,826,442	2,520	0	0	2,080,635	0	2,080,635
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	1,530,340	958,810	183,610	775,200	24,583

FY 2021 TIF Revenue Received: 5,823

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: 170243
 TIF Taxing District Base Year: 2015
 FY TIF Revenue First Received: 2018
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2038

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2016

TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,296,660	0	0	0	0	0	1,296,660	0	1,296,660
Taxable	1,056,558	0	0	0	0	0	1,056,558	0	1,056,558
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	2,060,210	0	0	0	0

FY 2021 TIF Revenue Received: 0

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 INCREM - AMD 1
TIF Taxing District Inc. Number:	170254
TIF Taxing District Base Year:	2018
FY TIF Revenue First Received:	2021
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2041

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2019

TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	20,236,540	0	0	20,236,540	0	20,236,540
Taxable	0	0	0	18,212,886	0	0	18,212,886	0	18,212,886
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	19,337,950	898,590	375,502	523,088	16,588

FY 2021 TIF Revenue Received: 11,709

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 INCREM - AMD 1
TIF Taxing District Inc. Number:	170256
TIF Taxing District Base Year:	2018
FY TIF Revenue First Received:	2021
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2041

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2019

TIF Taxing District Value by Class - 1/1/2019 for FY 2021

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	27,850	0	0	0	0	0	27,850	0	27,850
Taxable	22,693	0	0	0	0	0	22,693	0	22,693
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2021	38,870	0	0	0	0

FY 2021 TIF Revenue Received: 0