

## Annual Urban Renewal Report, Fiscal Year 2023 - 2024

### 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	7
MASON CITY DOWNTOWN REINVESTMENT URA	17026	2
MASON CITY SOUTHSIDE GATEWAY URA	17027	4

**TIF Debt Outstanding:** 17,406,194

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2023:</b>	<b>50,857</b>	<b>0</b>	<b>Amount of 07-01-2023 Cash Balance Restricted for LMI</b>
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TIF Revenue:	1,548,532
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	102,359
<b>Total Revenue:</b>	<b>1,650,891</b>

Rebate Expenditures:	272,345
Non-Rebate Expenditures:	1,098,554
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>1,370,899</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2024:</b>	<b>330,849</b>	<b>0</b>	<b>Amount of 06-30-2024 Cash Balance Restricted for LMI</b>
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**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance:** 15,704,446

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

**Urban Renewal Area Value by Class - 1/1/2022 for FY 2024**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,544,490	20,077,630	0	0	0	21,622,120	0	21,622,120
Taxable	0	844,071	17,645,700	0	0	0	18,489,771	0	18,489,771
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2023:** 4,439 0 **Amount of 07-01-2023 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 06-30-2024:** 4,439 0 **Amount of 06-30-2024 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:	Yes
Payments Complete:	Yes

## Riverwalk Improvements

Description:	Construct Riverwalk along Willow Creek
	Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	No
Payments Complete:	No

## Neighborhood Housing Stabilization

Description:	Provide assistance to LMI Homeowners
Classification:	Low and Moderate Income Housing
Physically Complete:	No
Payments Complete:	No

## Neighborhood Housing Infrastructure

Description:	Provide infrastructure improvements in LMI targeted neighborhoods
Classification:	Low and Moderate Income Housing
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

### 2023A GO Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,387,026
Interest:	0
Total:	1,387,026
Annual Appropriation?:	No
Date Incurred:	07/18/2023
FY of Last Payment:	2033

**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

## ♣ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

### 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? No

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1994

### TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,544,490	18,537,390	0	0	0	20,081,880	0	20,081,880
Taxable	0	844,071	16,312,509	0	0	0	17,156,580	0	17,156,580
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	5,190,709	14,891,171	0	14,891,171	457,330

FY 2024 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 - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,540,240	0	0	0	1,540,240	0	1,540,240
Taxable	0	0	1,333,191	0	0	0	1,333,191	0	1,333,191
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	46,475	1,333,191	0	1,333,191	40,944

FY 2024 TIF Revenue Received: 0

## ◆ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

### 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 - 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	23,741,636
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 - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	116,470	44,501,593	134,023,472	15,989,180	0	-87,044	194,543,671	0	194,543,671
Taxable	106,738	24,320,141	113,712,269	14,072,059	0	-87,044	152,124,163	0	152,124,163
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2023:** **13,278** **0** **Amount of 07-01-2023 Cash Balance Restricted for LMI**

TIF Revenue: 742,999  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 66,992  
**Total Revenue: 809,991**

Rebate Expenditures: 21,596  
 Non-Rebate Expenditures: 496,337  
 Returned to County Treasurer: 0  
**Total Expenditures: 517,933**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2024:** **305,336** **0** **Amount of 06-30-2024 Cash Balance Restricted for LMI**

## Projects For MASON CITY UNIFIED URBAN RENEWAL

### Urban Revitalization

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

### 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
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## New Well

Description:	Drill New Well for ED Purposes
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

## 2023A GO Issuance

Description:	Support UR Projects
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

## Legal & Admin XP

Description:	Support UR Projects- DAs, Etc.
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For MASON CITY UNIFIED URBAN RENEWAL

### 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

### Dimensional Graphics

Debt/Obligation Type:	Rebates
Principal:	17,490
Interest:	0
Total:	17,490
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:	505,412
Interest:	0
Total:	505,412
Annual Appropriation?:	Yes
Date Incurred:	10/06/2016

FY of Last Payment:	2025
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## **Kraft Foods**

Debt/Obligation Type:	Other Debt
Principal:	17,423
Interest:	0
Total:	17,423
Annual Appropriation?:	No
Date Incurred:	04/25/2019
FY of Last Payment:	2020

## **Downtown Streetscape**

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
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

## **Legal & Admin XP**

Debt/Obligation Type:	Other Debt
Principal:	14,069
Interest:	0
Total:	14,069
Annual Appropriation?:	No
Date Incurred:	11/15/2022
FY of Last Payment:	2025

## **Paving & Utility Projects**

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	09/17/2002
FY of Last Payment:	2024

## **CFT NV Development**

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

## Drill New Well

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	04/15/2023
FY of Last Payment:	2024

## North Iowa Corridor ED Support

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	11/07/2023
FY of Last Payment:	2029

## 2023A GO Issuance

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	3,558,700
Interest:	0
Total:	3,558,700
Annual Appropriation?:	No
Date Incurred:	07/18/2023
FY of Last Payment:	2033

## Non-Rebates For MASON CITY UNIFIED URBAN RENEWAL

TIF Expenditure Amount:	0
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:	105,000
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:	35,467
Tied To Debt:	Legal & Admin XP
Tied To Project:	Legal & Admin XP
TIF Expenditure Amount:	0
Tied To Debt:	Drill New Well
Tied To Project:	New Well
TIF Expenditure Amount:	355,870
Tied To Debt:	2023A GO Issuance
Tied To Project:	2023A GO Issuance

## Rebates For MASON CITY UNIFIED URBAN RENEWAL

### Fed Ex TIF Rebate

TIF Expenditure Amount:	0
Rebate Paid To:	Fed Ex
Projected Final FY of Rebate:	2021

### Cargill Kitchen Solutions 2012

TIF Expenditure Amount:	0
Rebate Paid To:	Cargill Kitchen Solutions
Projected Final FY of Rebate:	2022

### Metalcraft

TIF Expenditure Amount:	0
Rebate Paid To:	Metalcraft
Projected Final FY of Rebate:	2022

### Legacy

TIF Expenditure Amount:	0
Rebate Paid To:	Legacy
Projected Final FY of Rebate:	2022

### REG

TIF Expenditure Amount:	0
Rebate Paid To:	REG
Projected Final FY of Rebate:	2022

### Dimensional Graphics

TIF Expenditure Amount:	14,241
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:	0
Rebate Paid To:	Kinseth Hotels
Projected Final FY of Rebate:	2028

### Fazio Holdings

TIF Expenditure Amount:	0
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Rebate Paid To:	Fazio Holdings
Projected Final FY of Rebate:	2023

**Cargill Kitchen Solutions 2017**

TIF Expenditure Amount:	0
Rebate Paid To:	Cargill Kitchen Solutions
Projected Final FY of Rebate:	2023

**Kraft Heinz**

TIF Expenditure Amount:	7,355
Rebate Paid To:	Kraft Heinz Foods Company
Tied To Debt:	Kraft Foods
Tied To Project:	Kraft Foods
Projected Final FY of Rebate:	2032

## Jobs For MASON CITY UNIFIED URBAN RENEWAL

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

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

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

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

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



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

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

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

## ◆ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

### 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 - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	48,020	7,271,630	14,590,610	0	0	21,910,260	0	21,910,260
Taxable	0	26,243	6,421,044	12,919,395	0	0	19,366,682	0	19,366,682
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	18,719,430	3,190,830	0	3,190,830	97,995

FY 2024 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 - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	103,900	0	0	0	0	0	103,900	0	103,900
Taxable	95,218	0	0	0	0	0	95,218	0	95,218
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	308,709	0	0	0	0

FY 2024 TIF Revenue Received: 0

## ◆ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

### 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 - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	41,740,713	125,036,252	1,398,570	0	-75,932	168,099,603	0	168,099,603
Taxable	0	22,811,318	106,015,769	1,152,664	0	-75,932	129,903,819	0	129,903,819
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	114,691,992	53,483,543	23,741,636	29,741,907	913,419

FY 2024 TIF Revenue Received: 742,999

### 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 - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	12,570	0	0	0	0	0	12,570	0	12,570
Taxable	11,520	0	0	0	0	0	11,520	0	11,520
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	110,858	0	0	0	0

FY 2024 TIF Revenue Received: 0

## ◆ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

### 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 - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,166,740	1,715,590	0	0	-11,112	3,871,218	0	3,871,218
Taxable	0	1,184,124	1,275,456	0	0	-11,112	2,448,468	0	2,448,468
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	3,202,110	680,220	0	680,220	20,891

FY 2024 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 - 1/1/2022 for FY 2024

	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 2024	0	0	0	0	0

FY 2024 TIF Revenue Received: 0

◆ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

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										
	<table><tr><th colspan="2">UR Designation</th></tr><tr><td>Slum</td><td>No</td></tr><tr><td>Blighted</td><td>No</td></tr><tr><td>Economic Development</td><td>02/2018</td></tr></table>			UR Designation		Slum	No	Blighted	No	Economic Development	02/2018
UR Designation											
Slum	No										
Blighted	No										
Economic Development	02/2018										

TIF Taxing District Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	546,120	0	0	0	0	546,120	0	546,120
Taxable	0	298,456	0	0	0	0	298,456	0	298,456
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	5,620	298,456	0	298,456	9,166

FY 2024 TIF Revenue Received: 0

## ▲ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

### 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	14,179,251
MASON CITY CITY/MASON CITY SCHOOLS/MC DOWNTOWN REINVESTMENT - AMD 4 - INCREM	170257	170258	1,642,314

### Urban Renewal Area Value by Class - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	9,122,717	66,198,420	0	0	-3,704	75,317,433	0	75,317,433
Taxable	0	4,985,578	52,512,915	0	0	-3,704	57,494,789	0	57,494,789
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance  
as of 07-01-2023:**

0

0

**Amount of 07-01-2023 Cash Balance  
Restricted for LMI**

TIF Revenue: 556,299

TIF Sp. Revenue Fund Interest: 0

Property Tax Replacement Claims: 0

Asset Sales & Loan Repayments: 0

**Total Revenue: 556,299**

Rebate Expenditures: 0

Non-Rebate Expenditures: 535,225

Returned to County Treasurer: 0

**Total Expenditures: 535,225**

**TIF Sp. Rev. Fund Cash Balance  
as of 06-30-2024:**

21,074

0

**Amount of 06-30-2024 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:	353,422
Interest:	0
Total:	353,422
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:	10,385,990
Interest:	0
Total:	10,385,990
Annual Appropriation?:	No
Date Incurred:	03/19/2019



FY of Last Payment: 2038

**RCR Design Fees**

Debt/Obligation Type:	Other Debt
Principal:	778,676
Interest:	0
Total:	778,676
Annual Appropriation?:	No
Date Incurred:	11/30/2018
FY of Last Payment:	2038

**SBMC,LLC Mall Redevelopment**

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	06/03/2021
FY of Last Payment:	2035

## Non-Rebates For MASON CITY DOWNTOWN REINVESTMENT URA

TIF Expenditure Amount:	0
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:	240,000
Tied To Debt:	DoRL Program
Tied To Project:	Reinvestment District

TIF Expenditure Amount:	295,225
Tied To Debt:	RCR Arena Debt Payments
Tied To Project:	Reinvestment District

## ▲ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

### 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 - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	5,363,338	55,040,499	0	0	-1,852	60,401,985	0	60,401,985
Taxable	0	2,931,079	44,568,473	0	0	-1,852	47,497,700	0	47,497,700
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	45,196,614	15,207,223	14,179,251	1,027,972	31,571

FY 2024 TIF Revenue Received: 556,299

### 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 - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	3,759,379	11,157,921	0	0	-1,852	14,915,448	0	14,915,448
Taxable	0	2,054,499	7,944,442	0	0	-1,852	9,997,089	0	9,997,089
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	14,302,958	614,342	1,642,314	-1,027,972	-31,571

FY 2024 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

**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	2,500,773
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	5,663,904
MASON CITY AG/MASON CITY SCHOOLS/MC SOUTHSIDE GATEWAY INCREM - AMD 1	170255	170256	0

**Urban Renewal Area Value by Class - 1/1/2022 for FY 2024**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	5,286,560	591,170	3,396,610	27,611,020	0	0	36,885,360	0	36,885,360
Taxable	4,844,764	323,074	2,786,193	24,743,250	0	0	32,697,281	0	32,697,281
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2023:** 33,140 0 **Amount of 07-01-2023 Cash Balance Restricted for LMI**

TIF Revenue: 249,234  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims 0  
 Asset Sales & Loan Repayments: 35,367  
**Total Revenue: 284,601**

Rebate Expenditures: 250,749  
 Non-Rebate Expenditures: 66,992  
 Returned to County Treasurer: 0  
**Total Expenditures: 317,741**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2024:** 0 0 **Amount of 06-30-2024 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

### Internal Loan

Description:	Repay GF
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For MASON CITY SOUTHSIDE GATEWAY URA

### Golden Grain

Debt/Obligation Type:	Rebates
Principal:	319,298
Interest:	0
Total:	319,298
Annual Appropriation?:	Yes
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:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	08/31/2020
FY of Last Payment:	2021

### Internal Loan

Debt/Obligation Type:	Internal Loans
Principal:	68,688
Interest:	0
Total:	68,688
Annual Appropriation?:	No
Date Incurred:	09/21/2021
FY of Last Payment:	2023

## 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:	0
Tied To Debt:	Legal & Admin XP
Tied To Project:	Golden Grain DA
TIF Expenditure Amount:	66,992
Tied To Debt:	Legal & Admin XP
Tied To Project:	Internal Loan

Rebates For MASON CITY SOUTHSIDE GATEWAY URA

Golden Grain

TIF Expenditure Amount:	250,749
Rebate Paid To:	Golden Grain Energy LLC
Tied To Debt:	Golden Grain
Tied To Project:	Golden Grain DA
Projected Final FY of Rebate:	2032



## 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 2023 - 2024

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 2024

0

## ♣ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

### 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 - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	591,170	3,396,610	2,800	0	0	3,990,580	0	3,990,580
Taxable	0	323,074	2,786,193	1,530	0	0	3,110,797	0	3,110,797
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	1,530,340	2,460,240	2,500,773	-40,533	-1,245

FY 2024 TIF Revenue Received: 249,234

### 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 - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	5,272,760	0	0	0	0	0	5,272,760	0	5,272,760
Taxable	4,832,117	0	0	0	0	0	4,832,117	0	4,832,117
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	2,060,210	3,212,550	0	3,212,550	72,722

FY 2024 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2023 - 2024

**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 - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	27,608,220	0	0	27,608,220	0	27,608,220
Taxable	0	0	0	24,741,720	0	0	24,741,720	0	24,741,720
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	19,337,950	8,270,270	5,663,904	2,606,366	80,045

FY 2024 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 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 - 1/1/2022 for FY 2024

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	13,800	0	0	0	0	0	13,800	0	13,800
Taxable	12,647	0	0	0	0	0	12,647	0	12,647
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2024	38,870	0	0	0	0

FY 2024 TIF Revenue Received: 0