

Reinvestment District 2022 Annual Report

Recipient: City of Coralville

Please provide the following:

a. The status of each project undertaken within the district in the previous twelve months, including whether construction has begun on any project in the district or when the start of construction is anticipated and a summary of developer spending on projects within the district.

The Xtream Arena & GreenState Family Fieldhouse ribbon cutting event occurred on September 17th, 2020.

The parking ramp was temporarily replaced by a surface parking lot while the University of Iowa Hospitals and Clinics completes their planning process.

The Drury Hotel was completed in April 2019.

The Watts mixed-use building, Building G, at the corner of 9th Street and Quarry Road was completed in 2019. Watts Building C was completed in the summer of 2016.

Hodge Construction's building (Mixed Use 1) will be located south of the intersection of 9th Street and Quarry Road, where the Johnson County Historical Society and Antique Car Museums were located.

The Staybridge Suites Hotel opened in March 2021. It is located on the West side of the Green State Fieldhouse.

The North Mixed Use commercial space portion of the project has attracted tenants including the Athletic Club (a restaurant), CIVCO Radiotherapy (Radio Therapy Solutions), C.H. Robinson (transportation logistics). The latter two utilize the space as office space.

b. An itemized list of expenditures from the municipality's reinvestment project fund (funds captured through the program) in the previous twelve months that have been made related to each project being undertaken within the district.

The funds generated through the program are being utilized entirely for debt service on bonds issued to fund a portion of the City's contribution to the project.

c. The amount of the total project cost remaining for each project being undertaken within the district as of the date the report is submitted.

Arena	\$0
Fieldhouse	\$0
IFSPI / Staybridge Hotel Space	\$0
Staybridge	\$0
Museum/Retail	\$0
Parking Ramp	\$17,400,000
Drury Inn Hotel	\$0
Watts Building G	\$0
Watts Building C	\$0
Hodge Mixed Use 1	\$14,595,000

d. The amounts, types, and sources of funding used for each project described in paragraph “a”.

Land Sales	\$8,500,000	In progress
Iowa River Landing Reinvestment District	\$10,000,000	Awarded
Urban Renewal TIF	\$5,000,000	Awarded
Community Attractions and Tourism (CAT) Grant	\$500,000	Awarded
New Market Tax Credits	\$4,800,000	Awarded

The above table excludes debt.

e. The amount of bonds issued or other indebtedness incurred for each project described in paragraph “a”, including information related to the rate of interest, length of term, costs of issuance, and net proceeds. The report shall also include the amounts and types of moneys to be used for payment of such bonds or indebtedness.

Information provided should be the most recent that is available.


Series	Security	Issuance Amount	Interest Rate (All-In TIC)	Term
2018E	General Obligation Bonds	25,125,000	8.755%	10 Years
2018F-1	General Obligation Loan	2,650,735	6.000%	11 Years
2018F-2	General Obligation Loan	11,808,697	6.000%	20 Years
2018I	General Obligation Loan	11,338,000	5.000%	20 Years
2018J	General Obligation Loan	7,007,795	5.000%	20 Years
2018K	General Obligation Loan	9,320,000	5.000%	11 Years
2016C	Tax Increment Revenue COPs	5,500,000	5.000%	20 Years
2018B	General Obligation COPs	8,900,000	5.070%	20 Years

CERTIFICATION OF ACCURACY:

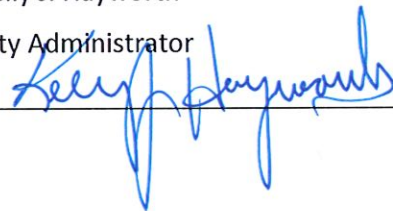
I hereby certify that the information presented to the Iowa Economic Development Authority on the date indicated below is fully complete, true, and correct. I understand that it is a criminal violation under Iowa law to engage in deception and knowingly make, or cause to be made, directly or indirectly, a false statement in writing for the purpose of procuring economic development assistance from a state agency or subdivision, as provided in Iowa Code section 15A.3 and other applicable law.

I further depose that the signature below is my own proper signature and that I have the authority to submit this information on behalf of the Recipient.

Prepared By:

Name: Tony Roetlin Phone # 319-248-1700
Title: Director of Finance
Signature  Date 10/13/22
E-Mail Address troetlin@coralville.org

Authorized Signatory:

Name: Kelly J. Hayworth
Title: City Administrator
Signature  Date 10/18/22

Arena Project

Arena	(Multiple Items)
Row Labels	Sum of Arena
Architect	2,292,202
JLG	343,706
Jlg Architects	1,948,496
Construction Monitor	36,000
OPN	36,000
Consultant	1,764,297
Spectra	693,538
Stafford	401,772
Terracon	91,928
Neumiller Electric	17,421
RDG	17,615
PIP Printing	117
Xtream Arena and Fieldhouse	26,557
Braun Intertec Corp	17,467
Global Spectrum	45,993
Stafford Sports Llc	425,671
Terracon Consultants Inc	26,218
Contractor	43,682,027
Mortenson	40,641,414
Maxwell	40,938
Advanced Electrical Service	15,437
Arenaco (Pci)	656,499
Maxwell Construction Company	31,612
Mortenson Construction	2,294,948
Price Industrial Electric	1,179
Engineering	151,528
Shive	72,596
Shive	16,453
Design Engineers	1,591
McClure Engineering Co	4,730
Shive-Hattery Engineers	56,157
Insurance	21,424
Cross Insurance	21,424
Legal	7,252
Davis Brown	7,252
Title Company	2,400
Old Republic Title Company	2,400
Transportation	2,046
Heartland	2,046
FF&E	5,968,197
Stafford	16,711
Athletica Sport Systems	286,182
BDH Development	175,000
MTS Seating	59,301
Anthony James Partners	53,881
StageRight	166,649
Mats Inc.	64,722
CR Signs	197,970
Ping HD	163,128
Phelan's	6,041
Conference Technologies	920,809
Tallgrass	24,261
Athletica	11,920
Daktronics	1,312,697
Hussey Seating	244,180
Electronic Engineering	34,832
QCI	12,552
Tri-City Electric	458,289
Carrier Access IT	58,408
Rapids Food Service	47,718
Garrett Metal Detectors	38,699
TMS	53,734
DV Sport Software	36,350
PIP Printing	6,650
Global Equipment Company	68,062
Visiontron	17,705
Cody Ash Design	4,900
Georgia Expo	4,505
Alpha Graphics	5,538
Scheels- Pay ArenaCo	14,125
Foster Appliance	3,926
Connor Sports Flooring	90,251
Big River Equipment	29,233
Johnson Controls	56,692
Lori Beauvive	3,000
Sport Construction Midwest	21,800
Thomas Agran	16,000
Tall Grass	62,300
Athletic and Performance Rigging	21,462
Stacy Trucking	2,800
Clear Worldwide	2,828
Iowa Youth Athletic Foundation	65,500
Guy Brown	2,656
Xtream Arena and Fieldhouse	106,566
Acme Tools	21,257
Stryker Sales Corporation	6,553
Welter Storage Equipment	2,039
Squibb Welding	42,376
Ecocare	5,698
Safescan	1,234
Parking Inc.	66,114
Hodge Construction	27,859
Axiom Consultants	2,500
Aramark	12,297
Underground Printing	5,058
Dean Safe	4,737
Benson & Hepker Design	425
The Squiers Studio	18,500
Woodruff	635,847
Anthony James Partners Llc	65,169
Other	247,280
City Building Permit	170,745
Ever-Green Energy Inc	31,548
Icd Xliii, Lcc	19,074
Iowa City Coralville Convention & Visitors Bureau	5,669
Midamerican Energy Company	3,787
Novogradac & Co	16,457
Grand Total	54,174,652

Drury Parking Project

Drury Parking	(Multiple Items)
Row Labels	Sum of Drury Parking
Architect	602,385
NEUMANN MONSON ARCHITECTS	602,385
Consultant	1,024,881
Terracon Consultants Inc	55,533
OLIVER MCMILLAN INC	959,998
STEVENS EROSION CONTROL INC	350
WISS, JANNEY, ELSTNER ASSOCIATES, INC	9,000
Contractor	5,633,841
DRURY DEVELOPMENT CORP	192,555
HAWKEYE ELECTRIC CEDAR RAPIDS	93
KNUTSON CONSTRUCTION SERVICE	5,332,745
LYNCHS EXCAVATING INC	11,400
PETERSON CONTRACTORS INC	51,800
SLABACH CONSTRUCTION COMPANY INC	1,454
TEAM SERVICES INC	43,795
Engineering	8,560
GSI ENGINEERING NORTHERN DIVISION LLC	8,560
Landscaping Contractor	4,070
PLEASANT VALLEY	1,995
HUGHES NURSERY & LANDSCAPING LLC	2,075
Other	1,617,714
Johnson Controls	750
BANDANA'S MISSOURI LLC	600,000
CENTURYLINK	5,519
CITY OF CORALVILLE	82
CREATIVE SOFTWARE SERVICES INC	71
FEDEX	29
GAZETTE COMMUNICATIONS	158
GREAT WESTERN BANK	42
IOWA DEPARTMENT OF NATURAL RESOURCES	175
JOHNSON COUNTY RECORDER	3,173
JOHNSON COUNTY TREASURER	153,698
PARK RIDGE MIDWEST REALTY GROUP LLC	854,017
Grand Total	8,891,451

North Mixed Use / Museum Project

NMU	(Multiple Items)
Row Labels	Sum of NMU
Architect	521,286
JLG	82,172
Jlg Architects	439,114
Construction Monitor	12,000
OPN	12,000
Consultant	354,947
Spectra	132,338
Stafford	77,227
Terracon	20,099
Neumiller Electric	2,586
RDG	2,615
Xtream Arena and Fieldhouse	3,943
Braun Intertec Corp	3,936
Global Spectrum	10,365
Stafford Sports Llc	95,930
Terracon Consultants Inc	5,908
Contractor	7,667,329
Mortenson	6,985,243
Maxwell	6,077
Advanced Electrical Service	3,479
Arenaco (Pci)	147,949
Maxwell Construction Company	7,124
Mortenson Construction	517,191
Price Industrial Electric	266
Engineering	25,682
Shive	9,160
Shive	2,443
Design Engineers	359
McClure Engineering Co	1,066
Shive-Hattery Engineers	12,656
Insurance	3,181
Cross Insurance	3,181
Legal	39,618
Davis Brown	39,618
Title Company	2,400
Old Republic Title Company	2,400
Transportation	304
Heartland	304
FF&E	17,246
Spectra	78
Stafford	2,481
Anthony James Partners Llc	14,687
Other	55,727
City Building Permit	38,479
Ever-Green Energy Inc	7,110
Icd Xxiii, Lcc	4,299
Iowa City Coralville Convention & Visitors Bureau	1,278
Midamerican Energy Company	853
Novogradac & Co	3,709
Grand Total	8,699,720

Fieldhouse Project

FieldHouse	(Multiple Items)
Row Labels	Sum of FieldHouse
Architect	752,053
JLG	75,007
Jlg Architects	677,046
Construction Monitor	12,000
OPN	12,000
Consultant	473,721
Spectra	167,200
Stafford	90,260
Terracon	21,681
Neumiller Electric	4,387
RDG	4,436
Xtream Arena and Fieldhouse	6,688
Braun Intertec Corp	6,069
Global Spectrum	15,981
Stafford Sports Llc	147,908
Terracon Consultants Inc	9,110
Contractor	6,701,505
Mortenson	5,648,895
Maxwell	10,310
Advanced Electrical Service	5,364
Arenaco (Pci)	228,114
Maxwell Construction Company	10,984
Mortenson Construction	797,427
Price Industrial Electric	410
Engineering	41,428
Shive	15,575
Shive	4,144
Design Engineers	553
McClure Engineering Co	1,644
Shive-Hattery Engineers	19,513
Insurance	5,395
Cross Insurance	5,395
Legal	1,385
Davis Brown	1,385
Title Company	2,400
Old Republic Title Company	2,400
Transportation	515
Heartland	515
FF&E	616,894
Stafford	4,208
Mats Inc.	14,125
Hussey Seating	37,000
Townsend	15,000
Phillips Floors Inc	226,114
BSN	8,403
Mity Lite Inc	24,723
Scheels- Pay ArenaCo	3,300
Connor Sports Flooring	6,844
Heartland Window Treatments	22,650
Sport Construction Midwest	152,530
Phillips Floors	36,987
Townsend Ventures	42,365
Anthony James Partners Llc	22,644
Other	85,922
City Building Permit	59,329
Ever-Green Energy Inc	10,962
Icd Xxiii, Lcc	6,628
Iowa City Coralville Convention & Visitors Bureau	1,970
Midamerican Energy Company	1,316
Novogradac & Co	5,718
Grand Total	8,693,217